

Key:

|    |                 |
|----|-----------------|
| ++ | Double positive |
| +  | Positive        |
| 0  | Neutral         |
| -  | Negative        |
| -- | Double negative |

### Policy LP.I Sustainable Development

All new development must be sustainable and bring a net positive impact on the environmental, social and economic conditions of the area through design, location and use.

It must contribute to carbon reduction in a manner that can be shown to support the Forest of Dean being a zero carbon district by 2030 and remaining so thereafter. It should be carbon neutral as a minimum.

The following are required:

- a design to reduce vulnerability to and provide resilience from the impacts arising from a changing climate
- locations for development that ensure the form and mix of development itself or proximity to essential services and facilities reduces the need to travel and/ or offers accessible sustainable travel;
- schemes for new dwellings must demonstrate usually through an energy assessment that a proposal will be carbon neutral in terms of construction and use. This should be achieved first by the use of appropriate materials and energy efficient design, then by incorporation of renewable energy generation within the development then by the use of locally networked and then remote renewable energy sources. Where this is not possible the development may incorporate a degree of offsetting in order to achieve neutrality.

- to show in the case of new dwellings a space heating demand less than 30kWh/m<sup>2</sup> /annum and a total energy use less than 40kWh/m<sup>2</sup> /annum (BANES 2023 figures#)
- to demonstrate usually through an appropriate energy assessment a rating of BREEAM excellent for non residential buildings
- to encourage and facilitate walking and cycling for access to services, employment and for leisure trips
- to provide or have easy and safe access to public transport able to provide a usable service
- to have a long term positive impact on the locality through design and by being adaptable to changing user demands within the scope of the LP
- to be designed to maximise green infrastructure (GI), support nature recovery and improved biodiversity (including but not limited to any requirements for net gain), making optimum use of and enhancing water courses and other features.

Small scale development such as domestic extensions and other minor changes will be required to show how they broadly comply with the above and why any the specific requirements listed cannot be met. Exceptions may be made where a particular location is essential or where the development concerned is otherwise acceptable and is related to an existing use. These should be considered in the energy assessment. Schemes that are net exporters of renewable energy will be encouraged subject as with all proposals to their compliance with the remainder of the plan.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Requires the location of development to be close to essential services and facilities, which could include health centres as well as leisure facilities to improve health.                          |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact, but does expect energy efficient design, which should make energy bills more affordable.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Encourages walking and cycling access to services, employment and leisure facilities as well as easy safe access to public transport and mixed development or proximity to services and facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact, but does encourage mixed development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact, but does require the maximisation of Green Infrastructure.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Requires nature recovery and improved biodiversity.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +             | Requests optimum use of and enhancing water courses and other features.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++            | Requires energy efficiency design, carbon neutral construction and renewable energy generation.   |

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| 11. To reduce waste generation and achieve sustainable management of waste. | 0 | Neutral impact – this policy does not specifically mention waste.                                    |
| 12. To safeguard historical and cultural assets                             | 0 | Neutral impact, although policy does expect positive impact through design. Dependent upon building. |

**Overall Impact:** Positive (and very positive) impacts on indicators 1,3,7,9 & 10. Neutral impacts upon indicators 2,4,5,6,8,11 & 12. No negative impacts.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Reference to Brundtland definition required.
- Remove 'encourage' from 'encourage and facilitate' or instead use 'promote and prioritise'.
- Refer to holiday lets also. Find a way to encourage/support tourism without giving it preferential treatment.
- Refer to e-bike facilities in new developments.
- Needs Environmental Cost Benefit Analysis.

## Policy LP.2 Construction and Use of Buildings

### a) Net Zero Development

Proposals for major developments (developments of 10 dwellings or more) must include an Energy Statement that demonstrates how an operational net zero greenhouse gas emissions balance will be achieved. This should be done by modelling the proposal's regulated energy consumption and overall renewable energy (electricity and heat) generation using a recognised industry calculation method. Numerical figures for both space heating demand and total regulated energy use should be provided.

Proposals should aim to achieve a space heating demand of 15 kWh/m<sup>2</sup>/annum or less, a total energy use intensity of 35 kWh/m<sup>2</sup>/annum or less, and an electricity generation intensity of 120 kWh/m<sup>2</sup>/annum or less (as set out within the FoDDC's Net Zero Carbon Toolkit (Oct 2021)). Building to Passivhaus<sup>1</sup> standard or equivalent will be regarded favourably.

The Local Planning Authority (LPA) shall be notified of any significant differences in the development's modelling data between the planning application and building completion. Fabric energy efficiency should be prioritised as far as possible, in accordance with the energy hierarchy<sup>2</sup>.

Where Net Zero greenhouse gas emissions are not being achieved through fabric energy efficiency, proposals will demonstrate how remaining energy demand will be supplied through on-site renewable energy generation (e.g. through use of roof-mounted solar photovoltaics in combination with air or ground source heat pumps), unless it can be demonstrated that these are economically unviable or technically unfeasible (e.g. where there is an insurmountable constraint on grid capacity).

Any remaining balance will be achieved through an allowable off-site renewable energy solution or via an LPA approved Offset Fund, in agreement with the LPA, through a planning obligation.

Development should be designed, as far as possible, to enable future occupiers to adopt zero or low carbon technologies that have not been possible to incorporate during construction (e.g. as a result of grid capacity constraints).

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<sup>1</sup> Passivhaus Trust: What is Passivhaus? Available at: [https://www.passivhaustrust.org.uk/what\\_is\\_passivhaus.php](https://www.passivhaustrust.org.uk/what_is_passivhaus.php)

<sup>2</sup> For example: Energy Assessment Guidance Greater London Authority: Guidance on preparing Energy Assessments as part of Planning Applications (June 2022), p4: London Plan Energy Hierarchy. Available at: [https://www.london.gov.uk/sites/default/files/gla\\_energy\\_assessment\\_guidance\\_june\\_2022\\_0.pdf](https://www.london.gov.uk/sites/default/files/gla_energy_assessment_guidance_june_2022_0.pdf)

Connection to the gas grid will be avoided unless it can be demonstrated to be the only viable means of heating buildings.

Smaller scale development proposals (i.e. less than 10 dwellings) will be expected to demonstrate how they have endeavoured to achieve Net Zero and provide reasons for not being able to do so.

Non-residential buildings will be expected to achieve a rating of BREEAM<sup>3</sup> Excellent or equivalent.

## **b) Sustainable Design and Construction**

Proposals for all major developments will demonstrate how they have minimised their embodied greenhouse gas emissions<sup>4</sup> and environmental impacts in their design, construction materials and construction methods. New developments should aim for a benchmark of 500 kgCO<sub>2</sub>e/m<sup>2</sup>/yr for embodied carbon.

Building design should seek to maximise solar gain, natural lighting, natural ventilation and water conservation.

Building materials should be selected and sourced so as to minimise embodied emissions and environmental impacts (e.g. though locally sourced materials), and lower the lifetime emissions of the building.

Sustainable construction methods should be used in order to minimise construction phase emissions and environmental impacts (e.g. through off-site modular construction and waste minimisation methods).

Where feasible, the adaptation of existing buildings (e.g. by repairing, refurbishing, reusing or repurposing) should be prioritised over new build, as a means of reducing overall emissions and environmental impacts.

Proposals will be expected to demonstrate these aspects through the Design and Access Statement and to present these details at pre-application stage to ensure measures are incorporated sufficiently early in the design process.

All major non-residential developments will be expected to demonstrate sustainable design and construction through the attainment of BREEAM Excellent or equivalent.

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<sup>3</sup> Building Research Establishment Environmental Assessment Methodology (BREEAM) Certification from BRE. Available at: <https://bregroup.com/products/breem>

<sup>4</sup> UK Green Building Council: Embodied Carbon: Developing a Client Brief, p5. Available at: <https://www.ukgbc.org/wp-content/uploads/2017/09/UK-GBC-EC-Developing-Client-Brief.pdf>

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | The policy requires carbon zero construction which can have health and well being benefits for occupants through improved and less expensive heating/cooling systems. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | By ensuring carbon zero construction, this can ensure housing that is better equipped to face climate change and is more affordable in terms of energy bills.         |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | +             | Policy is not specific to this issue, however improved construction to be energy efficient should improve overall air quality within the building.                    |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++            | The whole policy is focussed on carbon reduction and achieving net zero.  |

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| 11. To reduce waste generation and achieve sustainable management of waste.  | ++ | Policy expects adaptation before demolition, which would reduce waste.           |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mainly positive (and very positive) impacts on indicators 1,2,8,10 &amp; 11. Neutral impacts upon all other indicators. No negative impacts.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Include green roofs</li> <li>• Net zero policy should include embedded carbon, operational carbon and off-setting. Estate heating systems.</li> <li>• Refer to Design Codes.</li> </ul> |    |  |



## **Policy LP.3 Climate Adaptation**

In order to provide resilience to climate change and maintain a satisfactory environment, new development must include and demonstrate the effectiveness of a range of measures such as:

Outdoor areas that provide shade, sited to take advantage of natural airflow and have seating

Use of vegetation, for providing shading and on surfaces including also roofs and vegetated walls to reduce heating

Be designed to enable airflow through buildings,

Open water features and fountains

Shaded public spaces and footpaths

External finishes that are designed to avoid heat absorption; and

Site layout and orientation to maximise cooling providing an interconnection of greenspaces and corridors.

using solar gain when required but avoid excessive heating (such as from positioning and shading of windows)

Construction and design techniques which may include the following will be required:

ceiling heights and glazing areas informed by orientation planned room uses

ventilation designed for the removal of heat

solar shading, deep window reveals and overhangs

thermal insulation coupled with adequate ventilation

and where unavoidable, active cooling from the use of low or zero carbon systems.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | The whole policy focusses on measures to reduce carbon emission to achieve net zero which will improve the health and wellbeing of occupants, by measures such as shaded public spaces, ceiling heights, heating/cooling, thermal insulation and much more.                            |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | The whole policy focusses on measures to reduce carbon emission to achieve net zero which will provide sustainably constructed and more affordable homes for the future, by measures such as shaded public spaces, ceiling heights, heating/cooling, thermal insulation and much more. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | The policy requires elements such as shaded public spaces and footpaths and open water features and fountains, to provide recreation facilities.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | The policy requires elements such as shaded public spaces and footpaths and open water features and fountains, use of vegetation for providing shading, including roofs and walls and this will help to conserve and enhance biodiversity.   |
| 8. To maintain and improve air quality.   | ++            | The policy requires construction to be designed to enable airflow through buildings,   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +             | The policy supports open water features and fountains.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero. | ++ | The whole policy focusses on measures to reduce carbon emission to achieve net zero.   |
| 11. To reduce waste generation and achieve sustainable management of waste.       | +  | The policy is not specific to this issue, however, if buildings are built with zero carbon measures in mind, they will not need to be so heavily adapted or demolished in the future, thus reducing waste. |
| 12. To safeguard historical and cultural assets                                   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |

**Overall Impact:** Mainly positive (and very positive) impacts on indicators 1,2,3,7,8,9,10 & 11. Neutral impacts upon all other indicators. No negative impacts.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward
- Refer to Design Codes

## Policy LP.4 Settlement Hierarchy

Development proposals will be expected to take account of the hierarchy of settlements in that the scale of change proposed should be broadly in keeping with the settlement concerned and its facilities. As a guide the following approximate scales of development in addition to any LP allocations are likely to be appropriate under this policy for proposals normally expected to take place within settlement boundaries.

- In towns and major villages, a range of uses and scales in accord with other policies and proposals (principally allocations) in the Plan will be acceptable
- In large villages, housing in small groups (typically less than 10 dwellings) and smaller scale together with other development in accord with other policies (including allocations) made by the Plan
- In small villages development within the settlement boundary of a small scale (typically one two or three dwellings or other appropriate generally small scale uses).
- elsewhere (including settlements without DSBs) new development will be closely controlled unless supported by other policies.

It is recognised that settlements interrelate and such relationships, especially those indicated in the LP can help support changes in a sustainable manner and may enable exceptions to be made.

One notable exception to the above will be in the promotion and development of small schemes of affordable housing directed to very local (eg individual parish) needs. These will be expected to be able to access an appropriate level of services including transport.

Proposals for conversions or the development of previously developed land must take account of the hierarchy and comply with other policies of the LP. A greater degree of flexibility may however be applied where there are benefits in supporting a conversion (for example to retain an important building) or redevelopment of a previously developed site (bringing it back into economic use in a sustainable manner).

New proposals whether allocated or not should:

- demonstrate that they are of a scale that can be supported by infrastructure that is available, can (and will) be provided by the development concerned, or will be made available by other means
- deliver or contribute to GI as set out elsewhere in the LP
- show how they can be accessed by walking and cycling
- show how their dependence on travel can be reduced

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Expects proposal to show how they can be accessed by walking or cycling.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | Promotes small schemes of affordable housing directed to very local needs (outside of DSB).                       |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Development scale supported by infrastructure available. Expects ability to access appropriate level of services. |
| 4. To facilitate the development of academic and vocational skills.   | +             | Expects ability to access appropriate level of services.  |
| 5. To create a more vibrant and sustainable local economy.  | +             | Expects ability to access appropriate level of services.  |
| 6. To protect and enhance the landscape.  | ++            | Scale of change is expected to be in keeping with the settlement and not outside settlement boundaries.           |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Expects delivery or contribution of GI.   |
| 8. To maintain and improve air quality.   | +             | Expects active travel and dependence on travel reduced.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | +             | Expects active travel.  |

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| 11. To reduce waste generation and achieve sustainable management of waste. | 0 | Neutral impact – policy does not specifically mention waste. |
| 12. To safeguard historical and cultural assets                             | + | Flexibility for conversion of important buildings.           |

**Overall Impact:** Mainly positive (and very positive) impacts on indicators 1-8, 10 & 12. Neutral impacts upon indicators 9 & 11. No negative impacts.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Remove acronyms e.g. GI and provide full wording
- Expand on GI - what is GI? Where? What light-touch would be acceptable?
- Definitions of large/small villages.

## **Policy LP.5 Development in the Countryside (outside defined settlements)**

All development proposals must demonstrate that they are sympathetic to the local character and environment and will function sustainably in relation to it. In meeting this general requirement both the physical impact of the structures proposed and any activities that may result will be taken into account. In addition to this general requirement, the following applies to development in the countryside:

Tourism and recreation proposals including accommodation will need to fully consider and demonstrate that any direct impacts of any development proposed as well as the wider effects including pressures on the environment, travel patterns which result, landscape, and any protected sites are acceptable. Conversions of existing buildings especially where associated with others will be considered preferable to new build. Proposals for new buildings including temporary or movable structures, and also caravan and chalet sites will need to justify their proposed location especially in terms of landscape and other visual impacts but also in respect of the impact of likely users on the wider environment.

Development for agriculture will in principle be supported as will the diversification of farm enterprises. Where tourism and / or recreation uses are proposed the additional requirements of the above paragraph will need to be considered. Landscape impacts, traffic generation and potential noise and other pollution will be amongst the main considerations to be taken into account in the evaluation of development proposals. Proposals should seek to demonstrate that they can use and protect any buildings worthy of retention before proposing new structures. They should demonstrate how they will contribute to the aim of supporting the existing enterprise through widening its range of activity and must be compatible with the environment in which they are proposed.

Other business (employment) development in the countryside will be closely controlled having particular regard to its potential impacts. Most employment uses will be expected to be concentrated at settlements and within defined boundaries. Where proposals for development away from these is proposed, policy###, which supports development of existing sites will be especially important. Where possible proposals should use and be well related existing buildings. They should be of a scale appropriate to their proposed location and surroundings and demonstrate why a rural location is necessary.

For any proposal, the potential impacts to be considered will include those on landscape, ecology, amenity (visual and noise/ disturbance), and those arising from travel and trip generation (taking into account the availability of a choice of modes).

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Takes into account modes of travel available.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact - policy does not relate to housing.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Supports sustainable recreation/tourism uses.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy does not relate to education.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Supports agriculture, diversification and tourism/recreation. Other business development is expected at settlements and/or is controlled. |
| 6. To protect and enhance the landscape.  | +             | Schemes must demonstrate that they are sympathetic to the local character and environment. Must justify the location (caravans, chalets). |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Impacts of ecology will be considered.  |
| 8. To maintain and improve air quality.   | +             | Considers travel options and impacts on environment (including pollution).  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +             | Considers sustainability of scheme and impacts on environment (including pollution).  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | +             | Takes into account activities that result from scheme, i.e. travel patterns, pressures on environment.                                    |



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| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy does not specifically mention waste.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy does not mention heritage assets, but does expect no impact on environment, landscape, etc. |
| <p><b>Overall Impact:</b> Positive impact overall. Impacts positively upon indicators 1,3,5,6,7,8,9 and10. Neutral impacts on indicators 2, 4, 11 and 12. No negative impacts.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• The policy could include heritage assets.</li> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.6 Mixed Land Uses

Where compatible with the Plan, its policies and allocations, mixed land uses will be promoted by permitting development in locations where it can take advantage of nearby services and facilities, or in appropriate cases by permitting mixed use schemes on development sites identified for the purpose. Such mixes should include multi functional open space including land for food production on a local, community based scale, green infrastructure where appropriate and appropriate linkages needed to enable the uses to interact. Good access and permeability is an integral part of any scheme and is one way in which this policy can be aided by ensuring that adjoining an nearby uses, services and facilities can be accessed by active travel.

The evaluation of proposals will include their ability to access services and facilities by active travel and appropriate recommended distances.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Expects multi-functional open space, including land for food production. Promotes active travel.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0      | Promotes mixed uses (which will include housing) which is near facilities, provides active travel access to nearby services.<br>This policy does not detail affordability or construction. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Mixed land uses promoted in locations where it can take advantage of nearby services/facilities.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Promotes proximity to services/facilities, but does not specifically mention educational/vocational ones.  |
| 5. To create a more vibrant and sustainable local economy.  | ++     | The fact it is for mixed use would enhance local economy. And expects good linkages between uses.  |
| 6. To protect and enhance the landscape.  | +      | Policy promotes GI and open spaces.  |

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| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | Expects land for green infrastructure.  |
| 8. To maintain and improve air quality.   | +  | Policy promotes open spaces/GI, which should have a positive impact on general air quality.                         |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0  | Neutral impact – policy does not specifically mention water quality or management. Will depend on development.      |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++ | Policy promotes open space including land for food production as well as active travel links and nearby services.   |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy does not specifically mention waste. Will depend on development.                            |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy does not mention heritage assets, but does expect no impact on environment, landscape, etc. |
| <p><b>Overall Impact:</b> Generally positive impacts. Impacts positively upon indicators 1,3,5,6,7,8 and 10. Neutral impacts upon indicators 2,4,9,11 and 12. No negative impacts. Indicators 9 and 11 may depend on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |   |

## Policy LP.7 Infrastructure

Development proposals must be able to demonstrate that the infrastructure they require is available or can be provided in an efficient manner. Any needs may be sought to be met by S106, any infrastructure levy if it applies and/ or other planning agreements and by other means (such as the investment proposals of the providers). Facilities or services must be accessible and delivered in a manner that supports the LP's climate change objectives, provides for or may be supported by active travel, and supports or enables improved public transport.

New development will be expected to contribute to GI where appropriate and share and or take advantage of it (see LP# below) alongside and possibly in conjunction with any required biodiversity net gain (BNG), SUDs, open space or other provision.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy promotes active travel and public transport.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy does not specifically mention affordable/sustainable housing, but does expect the necessary infrastructure for it.         |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | States facilities and services must be available.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact - Doesn't specifically mention education, but does expect facilities and services (which may include education).                    |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact - Policy is not specific about economy, but expects accessible facilities and services, which would help sustain the local economy. |
| 6. To protect and enhance the landscape.  | +             | New development is expected to contribute to open space, BNG and GI.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | New development is expected to contribute to GI along with BNG.  |

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| 8. To maintain and improve air quality.  | + | Policy promotes active travel and improve public transport.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | Policy expects SUDs.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy promotes facilities or services must be delivered in a manner that supports the LP's climate change objectives. Promotes active travel and improved public transport. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific about heritage.  |
| <p><b>Overall Impact:</b> Generally positive impact. Impacts positively upon indicators 1,3,6,8,9 and 10. Neutral impact on indicators 2,4,5,11 and 12. No negative impacts. Indicator 11 (waste) is dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forwards.</li> <li>• Refer directly to reduced dependency on cars, not just "travel" as there are sustainable modes of travel.</li> </ul> |   |  |

## Policy LP.8 Nature Conservation – Protected Sites

Sites protected for their nature conservation value will be protected from development.

### International sites

Development that could have an adverse effect\* (either individually or in combination with other developments) upon an internationally designated nature conservation site (including proposed sites and sites acquired for compensatory measures) will not be permitted.

Development within identified zones of influence and on land functionally linked to protected sites must demonstrate (including through HRA) that it will not have an adverse effect on the protected sites and will be required to provide suitable mitigation where necessary \*that is where adverse effects cannot be ruled out as assessed by HRA or other appropriate assessment.

### National sites

Development that is likely to have an adverse effect upon a nationally designated nature conservation site (either individually or in combination with other developments) will not be permitted. Exceptions will only be considered where the benefits of development at the site clearly outweigh the impact development is likely to have both on (a) its special features and

(b) the national network of Sites of Special Scientific Interest. Where a proposal is permitted appropriate mitigation or compensation will be required.

### Local sites

Development proposals that are likely to cause harm to locally identified wildlife sites and Local Nature Reserves, where such harm cannot be satisfactorily mitigated or adequately compensated for, will not be permitted unless it can be demonstrated that the benefits of the proposal clearly outweigh the impact of the development on the nature conservation value of the site.

Development should maintain Local Geological Sites for their scientific and educational value. Development that significantly adversely affects local geological features will be permitted only where comparable sites can be identified or created elsewhere, or the impact can be adequately mitigated through other measures.

This policy must be considered alongside the requirement for the establishment of BNG and any mitigation in relation to the development sites themselves in addition to the possibility of the development having an impact on the protected site itself and its area of influence. Policy LP# below (irreplaceable habitats is also of key importance).

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| I. To improve the health and well being of the populations and reduce inequalities in health. | 0      | Neutral impact – policy is not specific to this issue. Dependent on development. |

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|---|----|--|
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | +  | Policy is not specific to this issue, however by improving nature conservation, this would have positive impacts on local nature recreation. |
| 4. To facilitate the development of academic and vocational skills.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +  | Policy is not specific to this issue, however by improving nature conservation, this would have positive impacts on local landscape.         |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | The whole policy seeks to promote nature conservation (BNG, GI) and protect sites of local importance.                                       |
| 8. To maintain and improve air quality.   | +  | Policy does not include this issue, however, nature conservation measures could have positive impacts on the air quality.                    |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | +  | Policy does not include this issue, however, nature conservation measures would have positive impacts on the climate.                        |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |

**Overall Impact:** Generally positive and very positive for indicators relating to nature/biodiversity. Impacts positively upon indicators 3.6.7.8 and 10. Neutral impacts upon 1,2,4,9,11 and 12, mainly because the policy is so nature focussed that it is not specific to other issues, such as housing, economy, water quality etc., but would not adversely impact upon those issues either. No negative impacts.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Use more robust wording



## **Policy LP.9 Habitat and Species Protection**

### **Irreplaceable Habitats**

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless there are wholly exceptional reasons and a suitable compensation strategy will be delivered.

### **Habitats and Species**

All development proposals will be considered in the context of the relevant Local Authority's duty to promote the protection and recovery of priority species and habitats. Adverse impacts on European, UK protected species, UK Priority and locally important species must be avoided, subject to the legal tests afforded to them where applicable. Development should seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species set out in the Natural Environment and Rural Communities Act 2006, Biodiversity Action Plan, Local Nature Recovery Strategy. Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

### **Mitigation of Potential Adverse Impacts**

Development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle, in line with the mitigation hierarchy. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.

Development will only be supported where the proposed measures for mitigation and/or compensation along with details of net gain are acceptable to the Local Planning Authority in terms of design and location, and are secured for the lifetime of the development with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement. Local Plan Sustainable Development. If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however, by protecting habitats (such as ancient woodlands) this can have knock-on health benefits through enjoyment of the natural environment. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy is not specific to this issue, however, by protecting habitats (such as ancient woodlands) this can preserve/support natural recreation facilities.                             |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++            | By protecting natural irreplaceable habitats, this will also ensure protection and enhancement of the landscape.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | The enhancement and preservation of biodiversity is at the core of this whole policy.  |
| 8. To maintain and improve air quality.   | ++            | Protecting irreplaceable habitats such as ancient woodland can have a benefit to local air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++            | Protecting irreplaceable habitats such as ancient woodland can help to reduce carbon emissions.  |

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| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | + | Policy is not specific to this issue, however, some irreplaceable natural habitats have are historical/cultural assets and therefore this policy helps to protect them. |
| <p><b>Overall Impact:</b> Overall positive impact. Impacts very positively upon indicators 6-8 &amp; 10 and positively on indicators 1 and 3. All other impacts are neutral dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Typo – Authority’s (delete space)</li> <li>• Definition required for ‘wholly exceptional’ and ‘suitable compensation’</li> <li>• Requirement for a local list of irreplaceable habitats.</li> </ul> |   |   |

## Policy LP.10 Green Infrastructure

New development proposals must provide green infrastructure (GI) as an integral part of development schemes. Such provisions must take best advantage of nearby features in a manner that safeguards or enhances the biodiversity of the development site concerned, its surroundings and their connection to other features. They must consider how any measures will relate to any necessary provision of BNG and how they relate to and make a positive contribution to nature recovery. They should relate well to the landscape and bring enhancement. Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire and place an emphasis on spaces that can fulfil a number of different roles (for example as space for nature, recreation, routes for active travel and flood storage). In order to achieve this some or all of such provision may be made both as part of development sites and as contributions to the establishment of wider local and strategic networks. Where specific opportunities arise for the further development of GI, they will be taken and planning agreements or other mechanisms will be used to secure appropriate provision.

In addition to arising where development opportunities support it, major sites for new or enhanced GI are identified on the policies map in conjunction with the proposed major strategic allocations. These and other features such as the Herefordshire and Gloucestershire Canal are expected to provide important additions to the network. Other features, not all linear, will also be expected to embrace a dual role and these include cycle tracks, footpaths, recreation areas and the possible extension of the Dean Forest Railway along with any new roads.

Provision will be in proportion to the scale and nature of the development proposed, and be guided by the need for improved biodiversity and any nature recovery strategies. New development must safeguard features and supporting habitats especially where they form parts of ecological networks and where appropriate provide or contribute to 'missing' connections. Proposals must take account of the need for overall nature recovery, opportunities where networks which can be re created or improved and the hierarchy of nature conservation sites and species which may be affected. They must show how the nature and characteristics of the site itself have been taken into account and how it will change before and after development and why the development proposed is acceptable taking into consideration enhancement, net gain and other provisions that may be required.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| I. To improve the health and well being of the populations and reduce inequalities in health. | +             | Policy is not specific to this issue, however, by increasing GI which can be used for recreation spaces and creates an improved landscape, biodiversity, improved air quality and quality of living, this helps to improve health and wellbeing. |

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| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++ | The policy places an emphasis on spaces that can fulfil a number of different roles (for example as space for nature, recreation, routes for active travel and flood storage).  |
| 4. To facilitate the development of academic and vocational skills.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | +  | Policy is not specific to this issue, however, GI can improve recreational/tourism potential as well as supporting existing business such as the Dean Forest Railway.   |
| 6. To protect and enhance the landscape.  | ++ | Policy requires GI provision in proportion to the scale and nature of the development proposed, and be guided by the need for improved biodiversity and any nature recovery strategies. New development must safeguard features and supporting habitats especially where they form parts of ecological networks and where appropriate provide or contribute to ‘missing’ connections. This will all be to the benefit of local landscape. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | Policy requires provision of GI in proportion to the scale and nature of the development proposed, and be guided by the need for improved biodiversity and any nature recovery strategies. New development must safeguard features and supporting habitats especially where they form parts of ecological networks and where appropriate provide or contribute to ‘missing’ connections.  |
| 8. To maintain and improve air quality.   | +  | Creating and enhancing Green Infrastructure can benefit local air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | ++ | Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire and place an emphasis on spaces that can fulfil a number of different roles (for example as space for nature, recreation, routes for active travel and flood storage). This will help to maintain and improve water quality and management.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | Policy is not specific to this issue, however, increased GI has benefits for climate change by creating more greenspace with better air quality, reducing carbon emissions and planting can help to offset carbon emissions.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | +  | Policy understands that features such as the Herefordshire and Gloucestershire Canal are expected to provide important additions to the network, as well as the possible extension of the Dean Forest Railway, which are cultural/historical assets which can benefit from additional GI. |
| <p><b>Overall Impact:</b> Overall, a very positive policy having many benefits on all indicators. Policy has a very positive impact on indicators 3,6,7,9 &amp; 10, a positive impact on indicators 1,5,8 &amp; 12. Policy will have a neutral impact on indicators 2, 4 and 11 depending on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward</li> <li>• Change policy name to ‘Green and Blue Infrastructure’</li> <li>• Explain ‘missing connections’, ‘flood storage’ and ‘wildlife corridor’.</li> </ul> |    |   |

## Policy LP.11 Green Infrastructure Allocations

The following areas are identified as potentially providing additional GI over and above any requirement incorporated into any development allocations.

(list all major sites identified)

Implementation may be via third party contributions, as part of development or through actions by land owners (for example in conjunction with support for farming and wildlife).

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Whilst the policy is not specific to this issue, GI can bring health benefits by way of improved landscaping, air quality and biodiversity. Can be used as recreational space. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy is not specific to this issue, however, GI can provide nature recreation.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++            | The policy focuses on Green Infrastructure which protects and enhances the landscape.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | The policy focuses on Green Infrastructure which can have significant benefits for biodiversity.   |

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| 8. To maintain and improve air quality.  | + | Whilst policy is not specific to this issue, increased GI can have positive impacts on air quality.     |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | Policy is not specific to this issue, however, GI can be integrated into water management systems.      |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Whilst policy is not specific to this matter, increased GI can help to reduce carbon emissions locally. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                        |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                        |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively on indicators 6 &amp; 7, impacts positively upon indicators 1,3,8,9 &amp; 10. Neutral impact on all other indicators dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward</li> <li>• Include list of major sites</li> </ul> |   |   |



## Policy LP.12 Biodiversity and biodiversity net gain

Overall development must provide an assessment of biodiversity of a site prior to development and demonstrate a net gain of at least 20%. Normally net gain will be expected to be provided for on or adjoining the site concerned, and address first the nature of the site itself and any local nature recovery opportunities. The principle of habitat connectivity should be applied so that net gain resulting from a development is also best able to contribute to the wider area. Where the full BNG requirement cannot be met on site, other sites in the locality and finally remote locations may be considered in combination with the application site itself. Exceptionally, where the nature of the site makes any BNG on site impossible the total provision may be commuted, preferably to a nearby location addressing the nature recovery needs of the locality. Net loss of biodiversity should be avoided across the site (as defined in the LP if allocated) or where this is not possible compensated for and the assessment of the site's value should discount any intentional degradation or reduction prior to assessment.

The above principle will be applied to smaller developments as well as those defined as major, with applicants being required to demonstrate how new development will have a net positive impact on the site's biodiversity.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy is not specific to this issue, however, by improving biodiversity, this can have health and wellbeing benefits for the community through recreation, better air quality and reduction in carbon emissions through planting. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +      | Policy is not specific to this issue, however, by requiring BNG, this can benefit the landscape through planting and protection of the BNG areas.  |

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| 7. To conserve and enhance biodiversity, flora and fauna.  | ++ | The whole focus of this policy is not just mitigation, but enhancement of biodiversity, flora and fauna.                                  |
| 8. To maintain and improve air quality.  | +  | Policy is not specific to this issue, however, by BNG can improve air quality through planting.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | +  | Policy is not specific to this issue, however, by improving biodiversity, it may help reduce carbon emissions through increased planting. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicator 7, impacts positively on indicators 1,6,8 and 10. Neutral impact on all other indicators, dependent on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Remove wording ‘where avoidable’.</li> <li>• Amend wording so it’s more robust – ‘FoD expects developers to provide 20%’</li> </ul> |    |   |

## Policy LP.13 Biodiversity Generally

Development whose primary objective is to conserve or enhance biodiversity will be supported. Proposals or the incorporation of measures into other acceptable developments which reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be encouraged. This will apply particularly where they are in areas subject to landscape-scale biodiversity initiatives and that will support the delivery of the Gloucestershire Local Nature Recovery Strategy (when available) and the Gloucestershire Nature Recovery Network. Such measures should be integrated with any on site requirements for open space, biodiversity GI and SUDs.

All new housing development should provide at least; swift bricks- 2 per dwelling; opportunities for bat roosts within each new dwelling; provision of overhanging eaves suitable for nesting house martins in all major development, supplemented by the provision of nest cups; and hedgehog highways integrated throughout the design of development.

Proposals that would: · result in significant habitat fragmentation and loss of ecological connectivity, result in the loss or deterioration of irreplaceable habitats and resources, or likely adverse effect on internationally protected species or priority species or have a detrimental impact on other protected species and species and habitats “of principal importance for the purpose of conserving biodiversity will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy is not specific to this issue, however, by improving biodiversity, this can have health and wellbeing benefits for the community through recreation/open space, better air quality and reduction in carbon emissions through planting. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0      | Policy is not specific to this issue, however, the policy requires swift bricks and nest cups, which creates a more sustainably constructed home. Policy is not specific to this issue. Dependent on development.                             |

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| 3. To provide accessible community services, recreation and leisure facilities.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +  | Policy is not specific to this issue, however, biodiversity measures/enhancement can benefit the landscape through planting and protection of those areas. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | The whole focus of this policy is not just mitigation, but enhancement of biodiversity, flora and fauna.   |
| 8. To maintain and improve air quality.   | +  | Policy is not specific to this issue, however, biodiversity measures/enhancement can improve air quality through planting.                                 |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +  | Policy notes that SUDS can be incorporated into Biodiversity measures/enhancement.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | +  | Policy is not specific to this issue, however, by improving biodiversity, it may help reduce carbon emissions through increased planting.                  |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicator 7, impacts positively on indicators 1,6,8, 9 and 10. Neutral impact on all other indicators, dependent on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Add in ‘other suitable measures’</li> </ul> |    |  |

- Extend requirements to industrial and agricultural buildings.
- Amend wording to include 'all development' rather than just new housing/major development.
- Refer to supplementary guidance re. retrofitting and extensions.

## Policy LP.14 Renewable Energy

Proposals for renewable energy installations and other low carbon energy developments will be supported where environmental, economic and social impacts can be addressed satisfactorily.

Renewable energy provision through development proposals will be supported both as a requirement of certain policies including allocations and as part of freestanding applications. This includes measures integral to the structures involved (eg PV on dwellings) and other measures associated with development schemes such as larger PV installations, small hydro and may include wind turbines. Schemes based around local networks will be encouraged, both to support the development concerned and the wider area.

The suitability of sites will depend on the scale and nature of any proposal. Proposals must consider any likely impacts associated with the whole scheme including grid connection, access, transport, construction and operational impacts. Proposals which result in a significant adverse impact are likely to be considered unacceptable.

The following may be especially relevant in considering potential impacts:

1. Landscape and visual impacts on its features and character.
2. Impact on land use (eg agricultural potential)
3. How they provide for local needs whether related to a particular development or not.
4. Heritage assets and cultural impacts;
5. Likely decommissioning and reinstatement

The Council will require the impacts on local communities to have been fully addressed especially in respect of wind turbines with a satisfactory outcome being able to be demonstrated.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health. | +             | Policy requires that impacts on local communities have been fully addressed in respect of wind turbines. Community schemes also give benefits to the local population through funding. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| sustainably constructed and affordable home.   |    |   |
| 3. To provide accessible community services, recreation and leisure facilities.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.   | +  | Policy is not specific on this issue, however, it requires economic impacts to be satisfactorily addressed.   |
| 6. To protect and enhance the landscape.   | +  | Policy requires that likely that landscape impacts and use of agricultural land is considered.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | +  | Policy is not specific on this issue, however, it requires environmental impacts to be satisfactorily addressed.  |
| 8. To maintain and improve air quality.  | +  | Policy is not specific to this issue, however, renewable energy measures are generally low carbon and do not pollute the air quality like fossil fuels. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | The whole purpose of the policy is to encourage/support low carbon energy, which will help achieve net zero.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | +  | Policy requires that likely decommissioning and reinstatement is considered.  |
| 12. To safeguard historical and cultural assets  | +  | Policy requires that cultural and heritage impacts are considered.  |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicator 10 and positively on indicators 1, 5-8, 11 and 12. Neutral impact on all other indicators dependent on the development.</p> |    |   |

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Consider cumulative effect of solar farms on productive farmland/landscape.
- Policy could require an independent land assessment.
- Include a hierarchy of where PV can be placed? (roof/buildings first, then gardens, etc.)
- Solar to be prioritised on all new developments, additional solar where possible, prioritisation of solar farms that incorporate growing food.
- Encourage agri-voltaics & tiltable panels.



## Policy LP.15 Design Principles

New development will be expected to be of a high quality design making a positive and enduring contribution to the quality of the area in which it is proposed. It will need to do this by:

- Meeting climate change objectives through design solutions including the orientation of buildings and their construction taking into account potential heating and cooling (see policy ##)
- Establishing or supporting a strong sense of place,
- Taking account of local character, supporting local distinctiveness and history and demonstrating how these considerations inform the design solutions proposed,
- By ensuring that the style and nature of materials used in developments demonstrates an appreciation of traditional characteristics, styles and materials that are in use in the locality, making use of such styles and materials where appropriate
- Being visually attractive, employing good architecture and landscaping with a range of integral open space serving a variety of purposes which respects the amenity of residents and others.
- Contributing to environmental enhancement, for example through the design and use of open space, GI and multi purpose SUDs features
- Adopting an inclusive approach to produce safe and accessible environments that will embrace the needs of all different groups in the community.
- Providing layouts with pedestrian and cycling routes integrated within the overall layout and having a distribution of open space which allows connectivity within the development and to adjoining areas and
- Being designed to support the use of public transport
- Achieving safe and suitable lighting without excessive scatter which meets any ecology requirements

Proposals should show how they achieve the above by reference to the relevant local and national design guidance and other material including any required in support of a planning application.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | Policy expects development to be designed to support public transport use and provide layouts for pedestrian and cycling routes. Also expects construction of housing takes into account orientation for heating and cooling.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | Expects visual attractiveness, good architecture and respects amenity of residents. Policy takes into account heating and cooling of houses and expects the adoption of accessible and safe environments that embraces all different communities.                    |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy expects development to be designed to support public transport use and provide layouts for pedestrian and cycling routes.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact - Not specific in this issue, but does expect schemes to adopt an inclusive approach to produce safe and accessible environments that will embrace the needs of all different groups in the community (which could include those in education).       |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact - Not specific to economy, but seeks to create a strong sense of place, which may in turn improve the local economy by attracting and retaining people in the locality.   |
| 6. To protect and enhance the landscape.  | ++            | Policy requires environmental enhancement, design and use of open space, GI and multi-purpose SUDS, as well as taking into account local character. Plus it requires the employment of good architecture and landscaping.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Policy requires environmental enhancement, design and use of open space, GI and multi-purpose SUDS, as well as taking into account local character. Plus it requires the employment of good architecture and landscaping, which would be beneficial to biodiversity. |

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| 8. To maintain and improve air quality.   | +  | Policy does not include this issue specifically, however, design measures to improve locality and landscaping measures could have positive impacts on the air quality.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +  | Policy includes the design of multi-purpose SUDS features.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++ | Schemes must be designed to support use of public transport, allow for active travel, pedestrian and cycle routes. Construction must take into account orientation of buildings and environmental enhancement.                         |
| 11. To reduce waste generation and achieve sustainable management of waste.   | +  | Policy seeks design which considers construction methods and nature of materials that are in use in the locality, as well as improvements to environment including light scatter.  |
| 12. To safeguard historical and cultural assets   | +  | Policy is not specific to heritage assets, but does mention local distinctiveness and history. Plus, the general design advice would still be relevant and beneficial. Could refer more specifically to heritage assets within policy. |
| <p><b>Overall Impact:</b> Overall, a very positive policy which focuses on excellent design to benefit a multitude of indicators. Impacts positively upon indicators 1-3 and 6-11. Neutral impacts on indicators 4 &amp; 5. No negative impacts.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Fabric first policy is best!</li> <li>• Inclusion of requirement for embedded carbon assessment?</li> <li>• Consideration of length and impact of construction process (reduced by modular construction)</li> <li>• Whole life carbon assessment (including energy loss when building is demolished/dismantled)</li> </ul> |    |  |

## Policy LP.16 Historic Character and Distinctiveness

Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place.

Development proposals will be required to demonstrate that they preserve and enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality.

Particular attention should be paid to the following:

- The built form and setting of the traditional forest settlements
- Local distinctive and cohesive style that provides local character
- Protected buildings and structures, including designated and non-designated heritage assets
- Remaining features (buildings, structures and sites) relating to the industrial history of the area.
- Individual buildings or structures that are of historical or cultural significance and or contribute to the character of a settlement or locality
- Other buildings or areas of local and or national cultural significance
- Open spaces of historic and/ or cultural significance

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of local historic environment. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of local historic environment. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue.  |

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| 5. To create a more vibrant and sustainable local economy.   | 0  | Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of local historic environment. |
| 6. To protect and enhance the landscape.   | ++ | Historic landscapes are protected.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | 0  | Neutral impact – policy is not specific to this issue.  |
| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Neutral impact – policy is not specific to this issue.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue.  |
| 12. To safeguard historical and cultural assets  | ++ | The whole policy focuses on the protection and promotion of historical and cultural assets.   |
| <p><b>Overall Impact:</b> Overall, a very positive policy which focuses on protection and promotion of local heritage which will also benefit or have a neutral impact on other indicators. Impacts positively upon indicators 6 and 12 in particular with neutral impact on all other indicators.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Remove 'forest' from first bullet point to refer to district-wide settlements.</li> </ul> |    |   |

## Policy LP.17 Locally Distinctive Areas

Development will be resisted where proposals would be harmful to the character of Locally Distinctive Areas as defined in the LP. It will be supported in respect of this policy where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Important features that will need to be considered in respect of LDAs include:

Gaps in existing frontages, irregular areas of open land, especially forest waste, views through and including the above, walls and other means of enclosure, traditional buildings and structures, the prevailing density/ grain of an area or part.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of LDAs. |
| 6. To protect and enhance the landscape.  | ++            | Policy resists development which is harmful to character of LDAs.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of LDAs. |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue.  |

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| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue.                           |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue.                           |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue.                           |
| 12. To safeguard historical and cultural assets  | + | The policy considers traditional buildings and structures as important features. |
| <p><b>Overall Impact:</b> Overall, a positive policy focusing on the protection of the Locally Distinctive Areas, and whilst the policy has a neutral impact on most of the indicators, there could be a positive knock-on effect from this level of protection. Impacts positively upon indicators 6 and 12 in particular with neutral impact on all other indicators.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Need a list of LDAs</li> <li>• Clarify that this policy refers to sites within settlement policies.</li> </ul> |   |  |

## **Policy LP.18 Land of Recreation and Amenity Value**

The following land of recreational, cultural and amenity value will be protected from development:

- Land identified on the policies maps as Important Open Areas
- Other areas of amenity land within development laid out for the purpose (for example incidental open space within housing developments). Redevelopment affecting such areas may be permitted but will need to provide open space and amenity areas serving any new scheme and in accordance with the LP and other planning policies.
- All areas of Forest Waste whether identified or not both inside and outside defined settlements, (with the exception of those areas that contain buildings in which case proposals for development will be treated on their individual merits having regard to the landscape, cultural and historic importance of the site).

Exceptionally, the change of use or other development of land covered by this policy that does not contribute to the character of an area and is therefore of little amenity value may be considered. In this case enhancement of the area concerned, or compensatory provision of an equivalent area may be sought (especially in the case of the loss of forest waste).

Development involving the loss of existing land and buildings used for recreation will not be supported. Exceptions may be made where it can be shown that the use is no longer required or where the development secures satisfactory replacement or improvement of the recreational use(s) which outweigh any loss.

(Where the areas protected by this policy are within defined settlements they are identified on the policies map with the usual exception of smaller amenity areas within housing developments)

### New recreation land and uses

Where there is an established need, new development will be expected to make provision or provide a contribution towards provision of informal open space and other facilities including those required for children's play and youth/adult recreation. In considering the provision of new space and the contribution of any that exists, the need to retain, expand by way of habitat creation such as tree planting, and further develop a network of green infrastructure will be taken into account. Recreation and amenity land will be expected to serve more than one purpose where possible, such as providing GI, SUDs, pedestrian and cycle routes and tree planting.



The adequacy of provision and any additional requirements will be assessed against the Council's prevailing standards which take into account the level of provision already available in the areas concerned.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | Protects land for recreational uses, in particular children's play and youth/adult recreation, which has major health benefits. The policy also states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves public health and wellbeing. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. However, occupiers of housing would benefit from the open/recreational space.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Protects land for recreational uses.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue.  |
| 5. To create a more vibrant and sustainable local economy.  | +             | Recreation uses can help boost the local economy by attracting people to take their leisure in the area.  |
| 6. To protect and enhance the landscape.  | ++            | Protects Forest Waste (landscape merits). Requires retention and expansion of habitat creation and GI.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Protects Forest Waste which may have biodiversity benefits. Requires retention and expansion of habitat creation and GI.  |
| 8. To maintain and improve air quality.   | +             | Policy states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves air quality.  |
| 9. To maintain and improve water quality and to achieve   | +             | Policy states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves water quality and management.   |

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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves helps to achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Also dependent on development.  |
| 12. To safeguard historical and cultural assets  | + | Protects Forest Waste (historical and cultural importance).  |
| <p><b>Overall Impact:</b> Overall, a very positive policy providing benefits across the board from the provision and protection of open spaces and recreation for local populations. Impacts positively upon indicators 1,3,5-10 and 12 and neutral impact on indicators 2, 4 and 11.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• List of Important Open Areas required for clarity.</li> <li>• Remove acronyms and replace with 'green and blue infrastructure'.</li> </ul> |   |  |

## Policy LP.19 New recreation land and uses

New development will be expected to make provision and/ or provide a contribution towards provision of informal open space and other facilities including those required for children's play and youth/adult recreation and allotments. In considering the provision of new space and the contribution of any that exists, the need to retain, expand by way of habitat creation such as tree planting, and further develop a network of green infrastructure will be taken into account. Recreation and amenity land will be expected to serve more than one purpose where possible, such as providing GI, SUDs, pedestrian and cycle routes and tree planting.

The adequacy of provision and any additional requirements will be assessed against the Council's prevailing standards for quality and levels of provision. These show how account will be taken of provision already available in the areas concerned. Although provision will be sought in proportion to the needs of the development proposed, and also the requirements of the LP policies, the open space provided will be expected to be accessible to the wider community.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | The policy requires open spaces and play spaces as well as habitat creation and GI, pedestrian and cycle routes. All of these contribute to improved health and wellbeing. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | Policy requires open spaces, play spaces and pedestrian/cycle routes which are recreation/leisure facilities.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +      | Policy includes tree planting/GI which protect/enhance the landscape.  |

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| 7. To conserve and enhance biodiversity, flora and fauna.  | + | Policy includes tree planting/GI/SUDs which protect/enhance biodiversity.   |
| 8. To maintain and improve air quality.  | + | Policy is not specific to this issue, however, elements such as trees, GI, SUDs, pedestrian/cycle routes all help to improve local air quality and reduce carbon emissions. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | Policy references the inclusion of SUDs.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy is not specific to this issue, however, elements such as trees, GI, SUDs, pedestrian/cycle routes all help to improve local air quality and reduce carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mainly positive (and very positive) impacts on indicators 1,3, 6-10. Neutral impacts upon all other indicators. No negative impacts.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.20 Locally Valued Landscapes

The following locally valued landscapes are identified on the policies map. They should be considered alongside other national and local designations such as AoNB and the Statutory Forest. Development within them must demonstrate that it does not have an adverse impact taking account of their nature and purpose as referred to below and elsewhere in the LP. Proposals for the landscape and/ or biodiversity enhancements of the areas compatible with their function will be supported subject to other policies of the LP.

**Hartpury University and College:** An area within which an overall landscape strategy is sought in order to enhance the local landscape including especially the setting of Hartpury House while supporting the continued development of the establishment.

**May Hill:** An area within which changes may have an adverse impact on the overall setting and character of May Hill and where development proposals will be required to demonstrate that they do not have such an impact.

**Staunton Corse/ Lowbands:** An area which forms the wider setting for the Staunton/ Corse and Lowbands Conservation Areas and within which development proposals must demonstrate that they are not detrimental to the protection of the Conservation Area, and other heritage assets including the local landscape itself.

**Coleford:** An area which surrounds Coleford town and abuts the various satellite settlements and which provides a largely open setting along with parts of the statutory forest. New development must demonstrate that it does not detract from the open setting of the town, its satellite settlements or an appreciation of the local landscape.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health. | +      | Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts by providing natural recreation resources which improves health and wellbeing generally. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainably constructed and affordable home.   |    |   |
| 3. To provide accessible community services, recreation and leisure facilities.  | +  | Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts by providing natural recreation resources. |
| 4. To facilitate the development of academic and vocational skills.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.   | +  | Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts by attracting visitors.                    |
| 6. To protect and enhance the landscape.   | ++ | Policy focuses on protected Locally Valued Landscapes.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | +  | Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts for biodiversity.                          |
| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | +  | Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts for local heritage.                        |
| <p><b>Overall Impact:</b> Overall, a very positive policy providing benefits across the board from the provision and protection of Locally Valued Landscapes. Impacts positively upon indicators 1,3,5-7 and 12 in particular, and neutral impact on indicators 2, 4 and 8-11, with some also depending on the development itself.</p> |    |   |

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.

## Policy LP.21 Flooding and Water Conservation

New development must consider whether it is at risk from flooding and should:

- Demonstrate whether it can be permitted taking into account any risks (where necessary through a flood risk assessment) and other relevant guidance.
- Apply where appropriate the sequential approach to support its location and
- Demonstrate any mitigation that may be necessary
- Ensure the development is itself safe and flood risk is not increased elsewhere.
- Ensure that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned

Development is required to demonstrate:

High levels of water efficiency in use including measures to keep use below 110l per day per person for dwellings, employ rain water harvesting and grey water recycling systems unless it can be demonstrated that it is not appropriate in a specific location.

That it incorporates Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply unless it can be demonstrated that this is not appropriate in a specific location.

Where a flood risk assessment or other supplementary material is necessary it will need to meet the requirements of the LLFA/ EA and address any issues raised.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | The policy seeks to only permit development where there are no risks of flooding, which will benefit human health and wellbeing/safety.        |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +      | The policy seeks to only permit development where there are no risks of flooding, which works in conjunction with a suitably constructed home. |



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| 3. To provide accessible community services, recreation and leisure facilities.                 | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.                             | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.                                      | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | +  | Policy is not specific to this issue, however SUDS are often multi-purpose and can provide landscape benefits.  |
| 7. To conserve and enhance biodiversity, flora and fauna.                                       | +  | Policy is not specific to this issue, however SUDS are often multi-purpose and can provide biodiversity benefits.   |
| 8. To maintain and improve air quality.   | +  | Policy is not specific to this issue, however flood risk measures will create a healthier environment which can provide air quality benefits.                                   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management. | ++ | Policy requires incorporation of SUDS and reduction/avoidance of water contamination and the safeguarding of ground water supply. High levels of water efficiency are required. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.               | +  | Policy does not include measures for carbon reduction, but does highlight changing flood risks due to climate change.   |
| 11. To reduce waste generation and achieve sustainable management of waste.                     | +  | Policy is not specific to this issue, however flood risk measures could help reduce waste generation.   |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |

**Overall Impact:** Overall, a very positive policy providing benefits across the board by ensuring flood risks are dealt with in a sustainable and safe way. Impacts positively upon indicators 1,2, and 6-11 (indicator 9 in particular), and neutral impact on indicators 3-5 and 12, with some also depending on the development itself.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Should the policy name some of the main national policies/guidance, such as the SMP?
- Policy needs to be stronger in its maintenance & perpetuity
- Add in natural flood management - addition of trees for floods, bogs and reed beds; ensure an adequate drainage system for new build development; ensure run-off is slower after building-out development
- Ensure risk is not increased elsewhere.
- Add definition / explanation of sequential test in the policy pre-amble

## Policy LP.22 Site Conditions

Development proposals must demonstrate that they can be satisfactorily accommodated on the site proposed in respect of the following:

- The impact of the development on any land contamination or risk to the development from ground instability including any mining legacy -
- The incorporation of appropriate remediation measures and verification works where contamination and /or stability issues are identified
- The potential for the development to cause pollution on site or elsewhere taking account of any mitigation measures to avoid pollution or environmental improvements where existing problems occur
- The provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions
- Any potential impact on the sterilisation of mineral resources and consideration of the potential for the prior extraction of those mineral resources ahead of development
- Waste minimisation and management

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

In addition in areas at high risk from former mining activity a risk assessment will be required as will consultation with the Coal Authority. Development proposals must then comply with any requirements arising.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however avoiding/mitigating risks from site conditions (pollution, stability, etc) will create a healthier environment which will benefit human health and well being. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | The policy seeks to only permit development where there are no risks from site conditions, which works in conjunction with a suitably constructed home.  |

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| 3. To provide accessible community services, recreation and leisure facilities.                 | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.                             | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.                                      | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +  | Policy is not specific to this issue, however mitigation/enhancement to site conditions can provide landscape benefits.  |
| 7. To conserve and enhance biodiversity, flora and fauna.                                       | +  | Policy is not specific to this issue, however mitigation/enhancement to site conditions can provide biodiversity benefits.   |
| 8. To maintain and improve air quality.   | +  | Policy is not specific to this issue, however mitigation/enhancement to site conditions can provide air quality benefits.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management. | ++ | Policy highlights the need for developments to satisfactorily accommodate the provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.               | +  | Policy does not include measures for carbon reduction, but mitigation/enhancement/waste management, etc. can have a positive impact on carbon reduction.   |
| 11. To reduce waste generation and achieve sustainable management of waste.                     | ++ | Policy requires development to take account and mitigate for land stability, contamination, pollution on site or elsewhere, environmental improvements and mitigation. Policy highlights waste minimisation and management requirements. |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |

**Overall Impact:** Overall, a very positive policy providing benefits across the board by ensuring site conditions are dealt with in a sustainable and safe way. Impacts positively upon indicators 1,2, and 6-11 (indicators 9 and 11 in particular), and neutral impact on indicators 3-5 and 12, with some also depending on the development itself.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Provide clarification of 'mineral sterilisation'.

## Policy LP.23 Community Facilities

Development proposals which involve the loss of community facilities, including schools, open space including recreation areas associated with schools, shops, post offices, public houses, halls, places of worship and health services, will not be permitted unless alternative suitable and convenient facilities are available or will be made available as agreed (for example as a planned replacement). Exceptions will only apply where it can be demonstrated that in the case of commercially provided services the facilities concerned are no longer viable and cannot be made so. In the case of all others it must be established that there is no longer a need for such facilities.

Where development proposals comprise or include improvements to community facilities or services, that element of any proposal will be supported subject to other policy considerations.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however protecting existing and supporting new community facilities will create a healthier environment which will benefit human health and well being. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Policy focuses on the protection and support of community facilities.   |
| 4. To facilitate the development of academic and vocational skills.   | ++            | Policy focuses on the protection and support of community facilities, including schools.  |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy focuses on the protection and support of community facilities, which has a very positive impact on the local economy.  |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy does not include measures for carbon reduction, but if local services are available using active travel or public transport, this will have a positive impact on carbon reduction. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 3-5, as well as indicators 1 and 10. Neutral impacts on indicators 2, 6-9 and 11-12, with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Could strengthen policy wording to be more prescriptive.</li> </ul> |   |   |

## Policy LP.24 Active Travel

Active travel will be encouraged by the addition of new infrastructure which enables safe travel as part of a network using existing and new routes. Development proposals will be required to support these and make contributions to enable their uses and introduction.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | The policy seeks new infrastructure which enables safe travel. This supports/encourages health and wellbeing in local populations, by reducing the reliance on cars and providing the population with a means to take a more active approach to reaching their destination. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | Policy seeks to provide active travel infrastructure which is also a means of recreation (walking, cycling).  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | ++     | Policy encourages safe active travel which would help to reduce reliance on cars and improve air quality.   |



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| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.                                   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | Policy encourages safe active travel which would help to reduce reliance on cars and thus reduce carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.                                   |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.                                   |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 1,3,8 and 10. Neutral impacts on all other indicators dependent on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |  |

## **Policy LP.25 Cycle Routes**

### **Christchurch/Berry Hill Cycle Route**

Throughout the district the opportunity will be taken to establish additional and improved cycle connections, especially where they provide linkages between settlements serving existing and planned development. Where feasible contributions will be sought from developments that may benefit. The design of any routes should enable their use as green infrastructure and minimise the use of all but minor roads. The LP will support the increased use of cycling as a means of travel as well as the expansion of recreational opportunities. Examples of routes that will be supported include:

### **Lydney to Parkend Cycle Route**

The establishment of a route between Lydney and Parkend will be supported. Developer contributions may be sought to assist with the implementation of this route.

### **Christchurch/ Berry Hill Cycle Route**

The establishment of new cycle routes from Christchurch and Berry Hill to Coleford and to the main recreational cycling area in the Forest of Dean will be supported.

### **Christchurch to Coleford Cycle Route**

Land will be safeguarded for the establishment of a cycle route to Coleford from Christchurch. Developer contributions may be sought to assist with the implementation of this route. Where possible and appropriate routes should provide for green infrastructure.

### **Newent to Gloucester**

Land will be safeguarded for the establishment of a cycle route from Newent to Gloucester.

### **Wye Valley**

Further extension of the Wye Valley greenway will be supported including connections to the planned development at Beachley, and other centres.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | The policy seeks to provide and support cycle routes, and increase the use of cycling as a means of travel as well as recreation. This has obvious health benefits.                   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | The policy seeks to provide and support cycle routes, and increase the use of cycling as a means of travel as well as recreation.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | +             | Policy is not specific to this issue, however by supporting and providing enhanced recreational activities, this will have a knock-on beneficial impact for the economy.              |
| 6. To protect and enhance the landscape.  | +             | The policy seeks inclusion of green infrastructure where possible and appropriate which will benefit the landscape.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | The policy seeks inclusion of green infrastructure where possible and appropriate which will benefit biodiversity.  |
| 8. To maintain and improve air quality.   | +             | Policy is not specific to this issue, however by supporting and providing a clean form of travel through cycling, this will have a knock-on beneficial impact on air quality.         |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | +             | Policy is not specific to this issue, however by supporting and providing a clean form of travel through cycling, this will have a knock-on beneficial impact for achieving net zero. |

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| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Overall, a very positive policy particularly in terms of indicators 1 &amp; 3, as well as indicators 5-8 and 10. Neutral impacts on indicators 2, 4, 9, 11 and 12, with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Remove the first heading ‘Christchurch/Berry Hill Cycle Route’ as it’s repeated below.</li> <li>• Change name of policy to ‘Active Travel’ to incorporate shared footpaths with cycle routes.</li> <li>• Remove ‘that may benefit’ from 1<sup>st</sup> para.</li> <li>• Update the list of active travel routes once identified through Active Travel Assessment.</li> </ul> |   |  |

## Policy LP.26 Town Centres

Within town centre boundaries a variety of uses will be encouraged subject to their compliance with other relevant policies. These include retail, offices, financial and professional services, community, and residential uses both as allocated in the LP and arising on sites not identified in the LP. Within all four centres are more concentrated areas (shown on the policies map) within which business and retail uses are concentrated. Here the conversion of ground floor space to residential will not be permitted and premises will be expected to retain any ground floor "shop" front.

Environmental improvements will be supported in town centres especially those which improve pedestrian circulation and access.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Seeks to improve pedestrian circulation and access.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impacts, although does allow for above ground floor residential uses.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                                     |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                                     |
| 5. To create a more vibrant and sustainable local economy.  | +             | Encourages a variety of uses, and concentration of business and retail. Protects ground floor space and shop fronts. |
| 6. To protect and enhance the landscape.  | +             | Seeks environmental improvements.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                                     |

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|---|---|--|
| 8. To maintain and improve air quality.   | + | Seeks environmental improvements.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management. | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.               | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.                     | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |

**Overall Impact:** Impacts positively upon indicators 1,5,6 & 8. Neutral impact upon indicators 2,3,4,7,9,10,11 & 12. No negative impacts.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Policy needs to be stronger to look to the future - climate adaptation - add to the environmental improvements - more trees and green space
- Consider retro-fitting nature corridors in town centres
- Encourage trees in pots and installation of water features for cooling.
- Addition of "will only be permitted in exceptional circumstances" to the policy - to refer to the conversion of ground floor space to residential
- Addition of external blinds on shop fronts/windows (could be included within Design Code?)
- Include sufficient outdoor space associated with residential use - space to be allocated - garden space, not just balconies.

## **Policy LP.27 Strategic Sites**

Major strategic sites are identified in order to make a sustainable contribution to the environmental social and economic future of the FoDD while meeting its needs. They are proposed where transport linkages can be created, enhanced or used which promote the use of public transport, reduce the need to travel overall and allow and encourage cycling and walking. In all cases the form of the development will be expected to include greenspace as an integral part. The locations identified are as below:

### **Mixed development at Lydney**

Land for housing to accommodate about 1732# dwellings between 2021 and 2041, associated open space, employment, services, and associated greenspace is allocated at Lydney, chiefly to the east of the town. This will include the development of areas previously allocated and/ or under construction and development is likely to occur throughout the plan period.

### **A new mixed development centred on MOD land at Beachley to accommodate:**

- About 600 dwellings to be developed in the second part of the plan period
- About 5#ha mixed commercial and employment generating uses
- Community facilities, which may serve the wider area, a local centre to include a primary school, appropriate health provision and a place of assembly
- #ha Greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting

Development and allocation is conditional on the ability to demonstrate that the scheme can be satisfactorily provided for in terms of transport, using cycling, walking and public transport and that the current or improved infrastructure can accommodate the trips arising. Development may then be phased in accord with the availability of satisfactory transport provision. It is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed. As this allocation depends on the vacation of the existing army camp, it is unlikely to be commenced until the second part of the plan period and the decision to vacate the site (in 2029) might be subject to review.

### **Mixed development at Newent**

Land for mixed uses to accommodate about 600 dwellings, associated employment generating uses, infrastructure and greenspace, adjoining the southeast of the town to be developed in step with supporting infrastructure including transport.

### **Mixed development at Coleford**

Land for about 500 new dwellings and supporting development including employment will be allocated. This includes providing for about 400 dwellings on existing sites with the remainder on newly identified land.

Additional policies in respect of the above are contained in the relevant settlement chapters of the LP.

### Mixed development at Cinderford

Land for about 400# dwellings, including sites presently allocated and with permission, xha employment and mixed uses will be identified at Cinderford in support of the town's continued regeneration.

### Elsewhere in the plan area

Land will be allocated elsewhere in the LP area to provide about xxxx# dwellings and mixed development principally at the major villages.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | The policy requires infrastructure to include improved transport, cycling and walking routes as well as health provision.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | The policy identifies major strategic sites in order to make a sustainable contribution to the environmental social and economic future of the FoDD while meeting its housing needs. Construction methods will be subject to the individual development applications. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | The policy requires the provision of community facilities and places of assembly.   |
| 4. To facilitate the development of academic and vocational skills.   | ++     | The policy requires a Primary school at Beachley.   |
| 5. To create a more vibrant and sustainable local economy.  | ++     | The policy identifies the major strategic sites in order to make a sustainable contribution to the environmental social and economic future of the FoDD while meeting its needs. The policy supports mixed development as well as employment uses.                    |
| 6. To protect and enhance the landscape.  | ++     | Policy makes provision for greenspace, landscaping, tree planting and GI.   |



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|---|----|---|
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | Policy makes provision for greenspace, landscaping, tree planting and GI.   |
| 8. To maintain and improve air quality.   | +  | Policy is not specific to this issue, however, by encouraging GI, greenspace, tree planting etc. as well as cycling and walking links, this will improve local air quality.         |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++ | Policy requires improved public transport as well as the provision of cycling and walking links, along with tree planting and GI. These measures will help reduce carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | ++ | It is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed.  |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Overall a very positive policy in terms of indicators 1-8 and 10-11. Neutral impacts on indicators 9 and 12, with some depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Need to insert data (dwellings and ha) and remove #.</li> </ul> |    |   |

## Policy LP.28 Other Housing Sites

In addition to the strategic allocations at Lydney, Beachley, Newent, Coleford and Cinderford, land is allocated at the following locations for new housing in accord with the following table:

Bream, Drybrook, Lydbrook, Mitcheldean, Newnham, Sedbury/ Tutshill, Whitecroft, Aylburton, Hartpury, Huntley, Littledean.

| Location                                 | Area (ha) | Number | Origins                    |
|--|-----------|--------|----------------------------|
| Aylburton Chapel Hill                    | 1.06      | 30     | new site                   |
| Beachley Camp                            | 19.92     | 600    | new                        |
| Bream Lydney Rd                          | 1.51      | 45     | new                        |
| Bream Ryelands Rd                        | 0.68      | 15     | retained from previous LP  |
| Cinderford Causeway Road incl. changes   | 4.04      | 50     | retained, modified max 100 |
| Cinderford Sneyd Wood Rd S               | 2.04      | 50     | modified                   |
| Cinderford Station Street                | 4.42      | 150    | modified                   |
| Cinderford Valley Rd increased site area | 2.40      | 70     | modified                   |
| Coleford Broadwell FC                    | 2.14      | 62     | new                        |
| Coleford Ellwood Rd Milkwall             | 1.59      | 48     | retained                   |
| Coleford Poolway Farm                    | 5.94      | 140    | retained                   |
| Drybrook rear of Drybrook Farm           | 2.48      | 97     | modified                   |
| Hartpury Broad Street S                  | 2.00      | 40     | new                        |
| Hartpury Over Old Rd                     | 1.51      | 26     | has pp                     |
| Huntley Tibberton Lane                   | 0.39      | 11     | has pp                     |
| Littledean Beech Way                     | 0.84      | 17     | retained                   |
| Littledean Sutton Rd E                   | 1.12      | 36     | new                        |
| Lydney East remaining housing East       | 25.00     | 720    | retained                   |
| Lydney Allaston intensification          | 14.17     | 275    | modified                   |
| Lydney Driffield Rd                      | 5.41      | 162    | new                        |
| Lydney Highfield Lane N                  | 1.51      | 40     | new                        |
| Lydney Highfield Lane                    | 1.30      | 39     | new                        |

|  |       |     |   |
|--|-------|-----|---|
| Lydney Holms Farm and Hosp                 | 3.29  | 42  | new   |
| Lydney Hurst Farm s                        | 12.27 | 250 | modified site previously employment now mixed development |
| Mitcheldean former coach depot St Michaels | 0.43  | 12  | retained  |
| Mitcheldean former George hotel High St    | 0.31  | 12  | retained  |
| Mitcheldean Carisbrooke                    | 8.57  | 180 | new   |
| Newent Croft Road                          | 1.94  | 45  | retained  |
| Newent SE                                  | 49.56 | 600 | new   |
| Newnham North                              | 7.01  | 150 | new   |
| Newnham Former Victoria Hotel              | 0.35  | 20  | retained  |

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | This policy is wholly based on providing housing in smaller sustainable settlements which will help to meet local housing needs across the district.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Policy is not specific to this issue, however, all of the strategic sites are located within settlements with some level of local services/facilities and the potential to use public transport or enhance active travel options to access them.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | +             | Policy is not specific to this issue, however, all of the strategic sites are located within settlements with some level of local services/facilities and therefore additional housing in these locations would be beneficial in regards to increasing the usage of those local shops, etc. |

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| 6. To protect and enhance the landscape.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | Policy is not specific to this issue, however, all of the strategic sites are located within settlements with some level of local services/facilities and the potential to use public transport or enhance active travel options. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> This policy is wholly focussed on smaller strategic housing sites in smaller settlements and thus has a mixed impact. It is a very positive policy in terms of indicators 2,3 and 10 and also positive for indicator 5, whilst having a neutral impact on all other indicators with most also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Should Beachley be deleted from the table, as it's already in the strategic sites?</li> <li>• Be consistent with 'new' or 'new site'</li> </ul> |    |   |

## **Policy LP.29 Housing Delivery**

New housing will be permitted when proposed on sites identified in the LP in the manner described in the relevant policies. This is intended to enable delivery at the required rate (329 net units pa set in 2023)#.

Housing proposals for sites not allocated will be considered firstly against the policies of the LP and then other guidance. New housing and conversions outside settlement boundaries will not be supported unless meeting the relevant policies of the LP. Development that may be permitted in such locations is likely to include affordable housing meeting the terms of the LP policies and conversions of redundant buildings where they comply with national guidance.

In all cases proposals for housing will be required to comply with other LP policies especially LP1 and LP2# and new greenfield sites will not be released unless it can be proven that suitable land is not available from other sources and the site proposed is needed to meet the plan's requirements.

All housing sites will be required to achieve a density that is appropriate to their surroundings making efficient use of available land.

Except where specified in another policy, a figure of 30 net dwellings per hectare will be used as a reference point for assessing schemes. Higher densities will be encouraged in town centres and urban areas especially where flats and smaller dwellings are being provided. Small sites and more rural locations will often require lower densities.

New housing development must be well designed to address local housing needs, incorporating a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities. New developments should take account of the District's housing needs, as set out in the Local Housing Needs Assessment (LHNA) and other relevant material. All designs should take into account the need to reduce crime and be accessible according to the LP policies.

New housing will be required to comply with the Nationally Described Space Standards and must also demonstrate compliance with the FoDDC design guidance .

On an exceptional basis land based schemes for single or small groups of dwellings having a very low ecological footprint of the nature of those supported in Wales under One Planet Development Practice Guidance (meeting the terms of this guidance or equivalent) may be considered

in suitable locations including outside settlement boundaries. They will be assessed against other LP policies especially in respect of their potential impacts on landscape and ecology.

| SA Objective:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | Policy focuses on well designed dwellings to address local housing needs, incorporating a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities. All designs should take into account the need to reduce crime and be accessible. New housing will be required to comply with the Nationally Described Space Standards and must also demonstrate compliance with the FoDDC design guidance. All of these measures help to improve health and wellbeing. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy focuses on well designed dwellings to address local housing needs and to include affordable housing and incorporating a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities. New housing will be required to comply with the Nationally Described Space Standards and must also demonstrate compliance with the FoDDC design guidance.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | +      | Policy states that new greenfield sites will not be released unless it can be proven that suitable land is not available from other sources. It also specifies a figure of 30 net dwellings per hectare will be used as a reference point for assessing schemes. Higher densities will be encouraged in town centres and urban areas especially   |

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|---|---|---|
|   |   | <p>where flats and smaller dwellings are being provided. Small sites and more rural locations will often require lower densities.</p> <p>On an exceptional basis land based schemes for single or small groups of dwellings having a very low ecological footprint of the nature of those supported in Wales under One Planet Development Practice Guidance may be considered. They will be assessed against other LP policies especially in respect of their potential impacts on landscape and ecology.</p> <p>These measures protect the landscape.</p>                |
| 7. To conserve and enhance biodiversity, flora and fauna.                                       | + | <p>The policy requires that new greenfield sites will not be released unless it can be proven that suitable land is not available from other sources and on an exceptional basis land based schemes for single or small groups of dwellings having a very low ecological footprint of the nature of those supported in Wales under One Planet Development Practice Guidance in suitable locations including outside settlement boundaries. They will be assessed against other LP policies especially in respect of their potential impacts on landscape and ecology.</p> |
| 8. To maintain and improve air quality.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management. | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.               | 0 | Policy is not specific to this issue, however, it does support single or small group dwellings in open countryside on a very low ecological footprint, which includes low carbon emissions.   |
| 11. To reduce waste generation and achieve sustainable management of waste.                     | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. Although it does support conversions of redundant buildings.   |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |

**Overall Impact:** Mixed impact. Impacts positively upon indicators 6&7 and ery positively on indicators 1 & 2. Has neutral impact upon all other indicators depending on the development itself.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Remove #.
- Can policy encourage food production within garden plots, or local community gardens, or greater connectivity between protected areas through using green corridors?
- Could policy include 'multi-generational' aspects?
- Clarification of 'on an exceptional basis' – what weight is given to this.



## Policy LP.30 Sites for Gypsies, Travellers and Travelling Showpeople

Proposals for sites for Gypsies, Travellers and Travelling Showpeople will be assessed according to needs identified within the district.

Allocations will be made at ###

Proposals for development should:

- Demonstrate that they can be satisfactorily accommodated within the landscape and are compatible with nearby land uses.
- Provide safe and convenient access to highway network, with adequate parking and turning on site
- Be able to provide services (eg water supply, sewage disposal/treatment)
- Be reasonably close to or in a settlement with local services and community facilities
- Be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy requires that proposals should provide play/amenity space as well as services.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +      | Policy provides sites for gypsies, traveller and travelling showpeople to meet local needs.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Policy requires that proposals should be capable of providing a satisfactory environment, play/amenity space and be reasonably close to or in a settlement with local services and community facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 5. To create a more vibrant and sustainable local economy.   | + | Policy requires that proposals should be reasonably close to or in a settlement with local services and community facilities. This will help to maintain a local economy.  |
| 6. To protect and enhance the landscape.   | + | Policy requires developments to demonstrate that they can be satisfactorily accommodated within the landscape and are compatible with nearby land uses and be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space. |
| 7. To conserve and enhance biodiversity, flora and fauna.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | Policy requires developments to be able to provide services (eg water supply, sewage disposal/treatment).  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Mixed impact. Impacts positively upon indicators 1-3, 5-6 &amp; 9. Neutral impacts on 4,7 &amp; 8, 10-12 dependant on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward</li> <li>• Insert data instead of #. Allocated sites should be included.</li> </ul> |   |  |

## **Policy LP.31 Affordable Housing**

Proposals for new residential development will be required to contribute to the provision of affordable housing in accordance with national guidance.

In order to address the needs identified in the FoDD, the following will apply:

- a) Developments in the FoDD of 10 or more dwellings or sites with an area of 0.5 hectares or more should provide 40% affordable housing on site. In each case provision will be rounded to the nearest whole unit
- b) Residential developments in the Designated Rural Areas<sup>[1]</sup> that provide a net increase of 5 – 9 dwellings or have a site area of 0.16 hectares or larger, should provide 40% affordable housing on site (rounded to the nearest whole unit).
- c) A tenure split of 67% affordable housing for rent and 33% affordable housing for home ownership will be sought.
- d) The mix, size, type and cost of affordable homes will be negotiated on a site by site basis based upon the latest evidence of needs in the locality, including the Local Housing Needs Assessment (LHNA), council housing register and any parish housing needs surveys.
- e) Within mixed-tenure developments, the appearance of the affordable dwellings shall be indistinguishable from the open market dwellings and the affordable housing shall be evenly distributed across the developments as to avoid the over-concentration of affordable housing within the development site.

Only in exceptional circumstances will provision on another site or a commuted sum be accepted in lieu of on site affordable housing.

Sites allocated for housing or others that are policy compliant may be developed by private (market) developers or by registered providers or a combination. In the former case provision of affordable housing in keeping with the above will be sought. In the case of sites developed by registered providers affordable housing up to 100% of the total may be acceptable when supported by appropriate needs evidence.

*[1] Designated Rural Areas are defined as National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985. see appendix x.*

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | The policy is not specific to this issue, however, providing affordable housing (of different mixes, sizes, type and cost) will have health and wellbeing populations. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | The whole focus of the policy is to provide affordable housing to meet local housing needs.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| I1. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| I2. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mainly neutral impacts, with very positive and positive impacts on indicators 1 and 2.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## **Policy LP.32 Affordable Housing on Exception Sites**

Small schemes of affordable housing may be permitted in suitable locations, subject to the following:

- a) The dwellings are designed to meet an established need for affordable housing as evidenced through a local housing need survey of the town/parish, the council's housing register or any specific local surveys, in all cases using a methodology agreed by the council
- b) The number, size, type and tenure of dwellings proposed addressing the identified need and meets it wholly or in part
- c) The homes delivered are secured in perpetuity by a Section 106 legal agreement, unilateral undertaking or equivalent and are made available in perpetuity to those households with a local connection to the town/parish within which the scheme is located, or as otherwise agreed and are capable of management by a Registered Provider, Parish Council, village trust or other similar organisation.
- d) The scheme is proposed in a village which possesses or has access to a reasonable level of services in relation to the scale of development concerned.
- e) The site immediately adjoins or relates well to the settlement boundary.

Exceptionally, where the relevant local housing need cannot be met by housing at a settlement with a defined boundary, permission may be granted for sites (likely to be single dwellings, pairs or groups of no more than six dwellings) within or adjoining a settlement without a defined settlement boundary but otherwise subject to a) to d) above.

An element of market housing (where it is clearly demonstrated to be the minimum necessary in order to deliver the affordable dwellings) may be included within proposals for a rural exception scheme adjoining a defined settlement in order to provide sufficient cross-subsidy to facilitate the delivery of affordable homes where viability for 100% affordable housing cannot be achieved and/or when there is zero or limited government and/or Council housing grant available.

All "exceptions" schemes like any other development proposal should be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | The policy is not specific to this issue, however, providing affordable housing (of different mixes, sizes, type and tenure) will have health and wellbeing populations.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | The policy requires that dwellings are designed to meet an established need for affordable housing as evidenced through a local housing need survey. The number, size, type and tenure of dwellings proposed addressing the identified need.                                  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | +             | Policy requires that all "exceptions" schemes should be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Policy requires proposals to be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment.                         |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. Impacts positively upon indicators 1,6 &amp; 7 and very positively upon indicator 2. Impacts neutrally on all other indicators.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Increase dwellings up to 10 – but this needs to be a true exception</li> </ul> |   |  |



## Policy LP.33 Development proposals for First Homes Exception Schemes

Development proposals for First Homes Exception Schemes will be supported, provided:

1. the proposal is on unallocated land and is within or adjoining the existing settlement boundary as identified on the Policies Map;
2. The site is proportionate in size to the scale of the adjacent existing settlement;
3. the site is not within areas designated as green belt, Area of Outstanding Natural Beauty or in a designated rural area;[KCI]
4. do not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. areas at risk of flooding, heritage assets and their setting.
5. The mix of dwellings provided reflects the local housing needs of first-time buyers and/or renters, subject to consideration of site character, context and development viability.
6. may include a small proportion of other affordable homes (and may be required by the Council) due to significant identified local need

Exceptionally the Council will consider provision of a small amount of market housing as a means of cross-subsidising affordable housing as part of a First Homes exception site where it is clearly demonstrated it is essential and proportionate and evidenced by an open book viability assessment at the applicant's expense (including an independent review of the assessment commissioned by the Council also at the applicant's expense)to be the minimum necessary in order to deliver the First Homes exception site.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.                           |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | The purpose of this policy is to provide exception sites for housing for first-time buyers and/or renters. |

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| 3. To provide accessible community services, recreation and leisure facilities.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.   | + | Policy requires that development proposals for First Homes Exception Schemes will be supported as long as the site is not within areas designated as green belt, Area of Outstanding Natural Beauty or in a designated rural area. This helps protect the landscape. |
| 7. To conserve and enhance biodiversity, flora and fauna.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | Policy requires that development proposals do not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. areas at risk of flooding.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | + | Policy requires that development proposals do not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. heritage assets and their setting.   |
| <b>Overall Impact:</b> Mixed impact. Impacts positively upon indicators 2,6,9 and 12. Impacts neutrally on all other indicators, dependent on development. |   |  |

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Remove [KCI] reference.
- Reconsider the word 'may' in point 6.

## Policy LP.34 Accessible and Adaptable Homes

In order to ensure delivery of new homes that are readily accessible and adaptable to meet the changing needs of occupants, and to support independent living the following is required:

- All new dwellings except for those dwellings that are designed to be wheelchair accessible (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings) should meet the Building Regulations Requirement M4(2) or any subsequent national equivalent standard should the Building Regulations be reviewed in the future.
- 10% of affordable housing on sites of 10 units or more should be wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) standard: Category 3 or any subsequent national equivalent standard should the Building Regulations be reviewed in the future.
- If exemptions are sought on practicality (including site conditions) or viability grounds, the minimum number of units necessary will be exempted from the requirements. Any such exemption should be justified including where necessary an appropriate viability assessment.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | The focus of the policy is for accessible and adaptable homes which support peoples' every needs, in particular regarding health. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | The focus of the policy is for accessible and adaptable homes which support peoples' every needs.                                 |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 5. To create a more vibrant and sustainable local economy.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 6. To protect and enhance the landscape.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 8. To maintain and improve air quality.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mainly neutral impacts, with very positive impacts upon indicators 1 &amp; 2.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.35 Self and Custom Build

Development proposals for sites of 25 or more dwellings shall set aside 4% of the number of dwellings proposed as serviced plots for sale to self and custom builders, subject to appropriate demand being identified on the Council's Self and Custom Build Register.

The self-build and custom build housing plots will:

- a) be offered to people on the Council's Self and Custom Build Register first for a period of 12 months before being marketed on the open market as serviced plots for self and custom build and
- b) where they have been made available and marketed appropriately at a reasonable value, for at least 12 months and, where they have not sold, the plot(s) may either remain on the open market as self-build or be built out by the developer as market housing
- c) be in addition to, and not in lieu of, any affordable housing provision requirement (in Policy XX). A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land. (Paragraph: 026 Reference ID: 57-026-201760728 National Planning Guidance)

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy is not specific to this issue, however, self and custom homes provide opportunities to be sustainable and provide healthier living, as well as bridging inequalities in terms of housing cost and availability. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks opportunities for self and custom build with electricity, water and waste services, which provides sustainably and affordable homes.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Policy is not specific to this issue but does expect the sites to be accessible for public highways to gain access to facilities.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 5. To create a more vibrant and sustainable local economy.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | + | Policy is not specific to this issue, however, it does mention the need for connectivity for waste water.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy is not specific to this issue, however, self and custom builds are generally highly sustainable and built with carbon neutrality as a high priority. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Overall, a positive policy providing benefits for local housing availability and affordability. Impacts positively upon indicators 1-3 and 9-10 (indicator 2 in particular) and neutral impact on indicators 4-8 and 11-12, with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.36 Proposals for purpose built or specialist accommodation

Proposals for purpose built or specialist accommodation for vulnerable people and/or older people will be supported provided the following criteria are met:

- a) the proposals meet or comply with local commissioning priorities, or address a demonstrable local community need.
- b) It can be demonstrated that the development can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care;
- c) The accommodation is well located having particular regard to its intended purpose, normally within a defined settlement but exceptionally making use of an existing building elsewhere which has access to a good range of services and facilities, such as healthcare or day care which may be needed by the anticipated residents.
- d) That any specialist and supported housing schemes proposed provide the necessary care and support packages.

Accommodation in various forms of tenure, e.g. shared ownership, outright purchase, leasehold possibilities, affordable housing for rent will be sought.

All new residential proposals providing a form of specialist accommodation (including extra care housing) for older people should meet the optional technical standards requirements set out in the Building Regulations Approved Document M Part 2, except where it can be demonstrated that they would be unviable. This will be a matter for negotiation but the council will seek that 25% of dwellings to be constructed to Category M4(3) standard.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | The policy supports specialist accommodation for vulnerable people and includes requirement of healthcare and day car for residents.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | The policy expects all new residential proposals providing a form of specialist accommodation (including extra care housing) for older people should meet the optional technical standards requirements set out in the Building Regulations Approved Document M Part 2, except where it can be demonstrated that they would be unviable. This will be a matter for negotiation but the council will seek that |



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|   |    | 25% of dwellings to be constructed to Category M4(3) standard. It also requires various forms of tenure to be more affordable and available. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++ | The policy expects the accommodation to have access to a good range of services and facilities.  |
| 4. To facilitate the development of academic and vocational skills.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <b>Overall Impact:</b> Overall, a very positive policy in terms of providing for housing local housing needs, affordable homes and the general health and well-being of occupants with outreaching benefits for the community. Impacts positively upon indicators 1-3 and neutral impact on all other indicators, with most also depending on the development itself. |    |  |

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.

**Policy LP.37 New Housing (small groups or single dwellings)**

New housing in the form of small groups or single dwellings providing principal residencies for the occupants may be permitted in locations where this would not normally be the case where they are able to demonstrate they are carbon positive in construction and use and they:

Are all related to on site land based activities providing a proportion of the needs of the residents

Are well related to an existing settlement and able to adopt a sustainable transport approach

Demonstrate a zero-carbon approach to construction, minimising the use of resources in construction and deliver self-sufficiency in water, energy and waste

Reuse any existing buildings before building new

Provide environmental and biodiversity improvements for the site/ locality

Conserve and protect the landscape character

Demonstrate, through a management plan for the site, that the proposed activity will substantially meet the needs of all residents

Establish a management trust (or other mechanism) to govern the future of the enterprise and any future residents.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.             |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +      | Policy provides for housing needs where the development is related to land-based activities. |

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| 3. To provide accessible community services, recreation and leisure facilities.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.   | + | The policy expects the development to conserve and protect the landscape character.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | + | The policy expects the development to provide environmental and biodiversity improvements for the site/ locality.  |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | The policy expects a zero-carbon approach to construction, minimising the use of resources in construction and deliver self-sufficiency in water, energy and waste.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | The policy requires carbon positive construction and use with a zero-carbon approach to construction and minimisation of use of resources and self-sufficiency in water, energy and waste. It also requires reuse of existing buildings before building new. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | + | The policy requires the reuse any existing buildings before building new to help reduce waste.   |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Mixed impact. Impacts positively upon indicators 2, 6, 7 9-11. Neutral impact on all other indicators, dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

- Change policy name to 'New Housing 'One Planet' Development
- Clarify the use of 'carbon positive'.
- Define 'sustainable transport'

## Policy LP.38 Nationally Described Space Standards

All new residential dwellings, will be expected as a minimum to meet the Government's Technical Housing Standards - Nationally Described Space Standards or successor document.

All development proposals should be accompanied by documentation setting out how proposals (including each dwelling type) accords with the standards. As a minimum this should detail:

1. the gross internal floor area.
2. the extent of built in storage, sqm.
3. the number of single, twin /double bedrooms with minimum widths.
4. the minimum floor to ceiling height for at least 75% of the gross internal area.

Exceptional cases where the standards cannot be met (for example in the conversion of a Listed building) will be considered with reference to individual evidence for each case and the merits of the scheme.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | The purpose of this policy is to ensure that the health and wellbeing of all occupants are highly considered/ensured and to reduce inequalities in health.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | The policy seeks to ensure that everyone has the opportunity to live in a decent sustainably constructed home which gives them sufficient space for their health and wellbeing and to provide them with long-term accommodation. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 5. To create a more vibrant and sustainable local economy.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 6. To protect and enhance the landscape.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 8. To maintain and improve air quality.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mainly neutral impacts with the exception of indicators 1 and 2, which relate to decent housing and health and wellbeing. The whole purpose of this policy is to ensure good living standards for occupants of new housing (social sustainability).</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Should policy cover external amenity space and bin storage?</li> <li>• Could policy require windows in all bedrooms?</li> </ul> |   |  |

## Policy LP.39 Economic Development

Economic development will be promoted throughout the district in accordance with the LP's spatial strategy and its allocations. Employment generating uses will be encouraged where they provide new and more diverse types of employment and are supported by appropriate infrastructure. The location of new development must be justifiable in terms of the settlement hierarchy and policy LP#3, (being within a defined settlement), be allocated in the LP or represent a sustainable exception supporting an enterprise which is established in the countryside or needs such a location.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg. employment and housing) and failing that an alternative non employment use will be considered subject to compliance with other policies of the LP.

Employment generating uses must be appropriate for the site on which they are proposed. This may mean simple compatibility with neighbouring uses (whether other employment or residential for example) but also in respect of their wider impacts including traffic and other environmental impacts. Employment generating uses include retail but proposals for this will need to demonstrate they are compatible with LP#, national policy and will not have an unacceptable adverse affect on town centres. They should demonstrate why the location proposed is suitable.

Existing employment sites which are located away from defined settlements will be supported for continued employment use and may be intensified subject to not having an adverse impact on their surroundings. Expansion of the sites occupied (including by change of use for example from agriculture to business (B1)) will need to be justified in terms of the need for the particular use, the case for agricultural diversification in support of rural enterprise or the lack of other suitable alternatives.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                        |
| 2. To meet local housing needs, by ensuring everyone has the                                  | +             | Policy allows for mixed use (including housing) if the site is underused and unsuitable for employment. |



|   |    |  |
|---|----|--|
| opportunity to live in a decent sustainably constructed and affordable home.  |    |  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++ | The focus of this policy is to promote the provision of sustainable employment.  |
| 6. To protect and enhance the landscape.  | +  | Policy requires that employment generating uses must be appropriate for the site on which they are proposed and respect the environment. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +  | Policy requires that employment generating uses must be appropriate for the site on which they are proposed and respect the environment. |
| 8. To maintain and improve air quality.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicator 5 and positively on indicators 2, 6 & 7. Neutral impacts on all other indicators, dependent on the development. |    |  |

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Replace #
- Include local economies and circular economies

## Policy LP.40 Employment Generating Uses – Identified Sites

Land within or adjoining the following settlements is allocated for employment generating uses and / or their intensification:

Cinderford (#ha), Coleford (#ha), Lydney (#ha), Newent(#ha), Beachley (4ha)# as part of the redevelopment of the site (#ha)

In addition the following sites not directly linked to settlements are identified for additional employment generating uses, for intensification or for change to their employment provision as follows:

Hartpury College/ University. Continued education and related uses also (see also LP# Landscape master plan, Hartpury).

Taurus Crafts, Lydney. continued mixed uses

Staunton Court. continued employment uses

Stone End Farm Churcham. continued employment uses

Lightmoor, Near Cinderford. use for recreation or continued employment

Whitemead Park, Parkend. continued recreation and tourism based uses

Dayhouse Quarry, Tutshill. Employment generating uses

Cannop depot and Cycle centre. Use for recreation associated with cycling and walking.

In addition:

Land at Stowfield, Lydbrook is identified as having potential for redevelopment for mixed uses to include housing and employment as well as community uses.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health. | +      | Policy is not specific to this issue, however several of these employment sites are recreational uses which also support cycling and walking which can have benefits for health and wellbeing. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent  | +      | Policy seeks a mixed use of the Stowfield site to include housing.   |

|  |    |   |
|--|----|---|
| sustainably constructed and affordable home.   |    |   |
| 3. To provide accessible community services, recreation and leisure facilities.  | +  | Several of the employment sites in the policy will attract visitors and include a leisure/recreation facility.                  |
| 4. To facilitate the development of academic and vocational skills.  | 0  | Policy is not specific to this issue, however, Hartpury University/College is an educational setting.                           |
| 5. To create a more vibrant and sustainable local economy.   | ++ | The policy supports employment as well as tourism which is all to the benefit of the local economy.                             |
| 6. To protect and enhance the landscape.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | +  | Policy is not specific to this issue, however, by supporting cycle based uses, this would have benefits for achieving net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> This policy is wholly focussed on employment generating sites and thus has a mixed impact. It is a positive policy in terms of indicators 1,2,3,5 and 10 (in particular indicator 5), whilst having a neutral impact on all other indicators with most also depending on the development itself.</p> |    |   |

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Replace the # with data.
- Be consistent with full stops.

## **Policy LP.41 The reinstatement of the Herefordshire and Gloucestershire Canal**

The reinstatement of the Herefordshire and Gloucestershire Canal is supported by the Local Plan and land as specified below is protected from other development. This comprises:

1. The original route as shown on the policies map where it has not been subsequently obstructed and is not the subject of agreed diversions.
2. Diversions agreed with the landowner that have the support/ approval of the LPA.
3. Land as shown on the policies map which provides for a continuous route where 1 or 2 above do not apply
4. Land agreed to be protected for essential ancillary structures.

The reinstatement of the canal may use alternative areas to those protected and may divert from the protected lines (either the original route or additional land under 3 above) where there is agreement with the landowner to do so. These alternatives will require planning permission as will various other work associated with the canal.

In evaluating planning applications for the canal, the full range of policies in the local plan will be relevant and evaluation of the impact on the landscape will be especially important. Overall the canal like other development will be expected to make a positive contribution to the area through which it passes especially in respect of its impact on the landscape, recreational benefits, biodiversity benefits and provision of green infrastructure.

The requirements of the Environmental Impact Assessment Regulations, including cumulative impacts, will need to be considered, any may apply whether or not planning permission is required.

A small section of the canal route lies within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Recreational benefits.                                     |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – not relevant to this policy.              |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Recreational benefits.                                     |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact.  |
| 5. To create a more vibrant and sustainable local economy.  | +             | May enhance tourism.                                       |
| 6. To protect and enhance the landscape.  | +             | Landscape benefits.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Enhances biodiversity through improved landscaping and GI. |
| 8. To maintain and improve air quality.   | 0             | Neutral impact.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +             | Could have benefits for localised water management.        |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0             | Neutral, but EIA requirements noted.                       |

|  |    |   |  |
|--|----|---|--|
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral, but former mining activity is noted.     |  |
| 12. To safeguard historical and cultural assets  | ++ | Policy seeks reinstatement of this heritage asset |  |
| <p><b>Overall Impact:</b> Mixed impact, but mainly positive. Impacts positively (and very positively) upon indicators 1,3,5,6,7,9 &amp;12. Neutral impacts upon indicators 2,4 8,10 &amp; 11. No negative impacts.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |   |  |



## Policy LP.42 Dean Forest Railway

The further development of the Dean Forest Railway is supported. Land will be safeguarded at Parkend (west of Cannop Road) and also at Lydney (see Policy ?# "Railway Station Area" and the settlement Chapter for Parkend).

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Policy safeguards the Dean Forest Railway, which is recreational facility.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | ++            | By safeguarding the Dean Forest Railway, which is an historical and cultural asset as well as being recreational, this would have benefits for the local economy through tourism. |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.   |    |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development. However, it is noted that this railway is not for general transport purposes (it provides recreational travel). Plus some of the train engines are diesel or steam, which may not improve carbon emissions. However, this may be offset depending on the development details. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | ++ | Policy safeguards the Dean Forest Railway, which is an historical and cultural asset as well as being recreational.  |
| <p><b>Overall Impact:</b> Mixed impact. But positive policy particularly in terms of indicators 3, 5 and 12. Neutral impacts on all other indicators 2, with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Need to exchange # (Policy number for Railway Station Area).</li> <li>• Could policy be more robust.</li> </ul> |    |  |

### **Policy LP.43 Employment Sites Away from Settlement Boundaries**

The use and development of the following sites will be supported in the manner indicated. Changes will be expected to be confined to the areas identified on the policies map unless they can be justified against the other policies of the LP. The sites are separate from existing settlements and are all in locations where there are nearby protected ecological sites and other sensitive uses. Some have the potential to attract visitors and/ or offer unique opportunities for employment and in doing so provide greater benefits to the area than their size would suggest. Others in the list are successful employment areas following their re purposing.

Taurus Crafts, Lydney.

A site of about 6.6ha is identified for a continuation of mixed tourism and recreational use and more general employment generating uses which may include retail associated with products made on site or linked to the garden centre or tourism uses. Special considerations include the local historic landscape, listed buildings and ecology as well as any potential impact on the Severn Estuary. Development proposals will need to demonstrate they are compatible with these interests and their safeguarding.

Staunton Court.

A site of about 3.4ha is identified for continuing employment uses. Special considerations include the need to protect the listed buildings and their settings within the site and beyond as well as the protected local landscape in which it is located.

Stone End Farm Churcham.

1.8ha of land allocated for continued employment uses.

Lightmoor, Near Cinderford.

A site of about 3.7ha allocated for continued employment generating uses or for change of use of the entire site to tourism related enterprise, which may include an element of BI uses and accommodation. Special considerations include the need to protect and preserve the former engine house which is listed and at risk and safeguard the Local Wildlife sites which adjoin the allocation.

Whitemead Park, Parkend.

The existing 13.5ha tourism and leisure complex is identified for the continuation of the present uses and for additional development including redevelopment where it can be satisfactorily accommodated in the environment. Special considerations include the potential impact on the local landscape, ecology and the potential flood risk affecting part of the site.

Former Dayhouse Quarry/ National diving and Activity Centre Tutshill.

A site of about 21.7ha is identified for further development of activities including but not confined to those related to the former quarry/ dive centre and its water body. These may include education, training, research and other employment and could include recreational use as in the former dive centre. Development may include appropriate accommodation related to the uses proposed. The site may be but does not need to be physically/ functionally linked to the adjoining recreational cycle route but uses must be compatible with its continued evolution.

Cannop Depot and Cycle Centre.

The present 2.2ha site used for employment and recreation purposes is identified for recreation uses expected to be based on the existing cycle based uses. An element of accommodation may be included along with other uses ancillary to the main use of as a recreation centre. Special considerations include the local ecology and landscape and the need to consider the potential impacts any change. Existing buildings related to the former mine and which are heritage assets should be retained and suitable interpretation provided.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however several of these employment sites are recreational uses which also support local ecology and landscape, all of which can have benefits for health and wellbeing. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Most of the employment sites in the policy will attract visitors and include a leisure/recreation facility.  |
| 4. To facilitate the development of academic and vocational skills.   | +             | The section for Dayhouse Quarry includes education and training.   |
| 5. To create a more vibrant and sustainable local economy.  | +             | The policy supports employment but also attracting visitors and tourism which is all to the benefit of the local economy.  |
| 6. To protect and enhance the landscape.  | +             | The policy highlights the need to protect the landscape for some of the employment sites listed.   |

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|--|---|--|
| 7. To conserve and enhance biodiversity, flora and fauna.  | + | The policy highlights the need for special consideration for ecology (Severn Estuary) at Taurus Crafts as well as the safeguarding of the adjoining Local Wildlife Site at Lighmoor and ecology at Whitemead.              |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | + | The policy is not specific to this issue, however, it does highlight the need for Whitemead to have special consideration of potential flood risk affecting part of the site.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy is not specific to this issue, however, by supporting cycle based uses, this would have benefits for achieving net zero.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | The policy is not specific to this issue, however, it does highlight the fact that many of the sites are successful employment sites after their repurposing. Re-using existing buildings is benefits to waste management. |
| 12. To safeguard historical and cultural assets  | + | The policy understands the need to protect heritage for several of the employment sites within it.   |
| <p><b>Overall Impact:</b> Overall, a very positive policy. Impacts positively on indicators 1, 4-7, 9-10 and 12. Neutral impacts on all other indicators, with some also depending on the development itself. It is noticeable that most of the major employment sites which are located away from settlements focus on some sort of recreation/tourism use and are therefore impacted by landscape and ecology, which this policy deals with in a sensitive and appropriate manner.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Check if BI use class is still correct (changes to use classes).</li> <li>• Remove ‘but does not need to be’ from Dayhouse Quarry section and add known issues of the site into the policy (removal of hedgerow and lighting).</li> </ul> |   |  |

## Policy LP.44 Land at Stowfield, Lydbrook:

Redevelopment of the land at Stowfield will be supported by the Local Plan but only where:

- The environmental impacts can be shown to be acceptable and
- The development proposed will not be subject to unacceptable flood risk
- There will be no adverse effects on European nature conservation designations,
- Development will not be adversely affected by any legacy including contamination from the past uses and
- Clear benefits to the AONB can be demonstrated.

Development may include the following:

North of the Main road within an area of about 8ha:

- Use for a variety of employment

The disposition of uses should be agreed as part of the planning process. This may include HRA and a plan for the phasing of development.

South of the main road an area of about 1ha is allocated for mixed residential and employment generating uses.

| Subject              | Requirements  |
|----------------------|---|
| Access for vehicles  |   |
| Access connections   | Footpaths if desired  |
| Special requirements | Proposals should be of a high standard providing a unique sense of place.<br>Development to be fully compatible with Wye Valley Woodland SAC, River Wye SAC, Wye Vally and Forest of Dean bat SACs. It must take full account of the and be compatible with AONB designation.<br>Proposals will need to be prepared and considered in relation to the Habitats Regulations. |
| Affordable housing   | 40% sought in accord with LP#   |

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however avoiding/mitigating risks from site conditions (contamination) will create a healthier environment which will benefit human health and well being.                 |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | Policy seeks a mixed use of the site to include housing, which will comprise 40% affordable housing.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | The policy supports an area for a variety of employment to the north and a mixture of housing and employment to the south of the main road.  |
| 6. To protect and enhance the landscape.  | ++            | Policy requires that there must be clear benefits to the National Landscape with any development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Policy requires that any development will not cause adverse effects on European Nature conservation designations . Also, a HRA is required as part of the planning process, recognising the several nearby SACS. |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | ++            | Policy requires that development will not be subject to unacceptable flood risk.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Policy is not specific to this issue, however, it does mention that footpaths could be included if desired, which would have benefits for active travel and help to achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | ++ | The policy expects that the environmental impacts of development are acceptable and should not be adversely affected by contamination from past uses.                                 |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Overall, a positive policy in terms of indicators 1-2, 5-7, 9 and 11 (in particular 5,6,7,9 and 11). Neutral impacts on indicators 3,4,8,10 and 12, with some also depending on the development itself. This is a rural brownfield site in a highly sensitive location in terms of ecology, landscape, flood risk and contamination, which the policy deals with in a sensitive and appropriate manner to achieve the most sustainable development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Change AONB to National Landscape</li> <li>• Typo on Wye Vally (should be Wye Valley)</li> <li>• Insert LP number (remove #)</li> <li>• Remove 'the' from 'of the and be compatible with'</li> <li>• Level up the Affordable Housing with the 40% in the table.</li> </ul> |    |   |



## Policy LP.45 Cinderford Northern Quarter

In the areas identified within the Cinderford Northern Quarter, the following applies

In area A proposals for continued employment generating uses will be supported in principle, providing that the development proposed can be satisfactorily accommodated within the environment in which it is proposed.

In area B further consideration will be given to the use of the land identified for development in the context of the current planning permission and the approved AAP, taking full account of the viability and environmental requirements arising from the proposal.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy supports housing development in the context of the current planning permission in Area B. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy supports continued employment generating uses in Area A housing development in the context of the current planning permission.   |
| 6. To protect and enhance the landscape.  | +             | The policy is not specific on this issue, however, it does state that development must take into account environmental requirements.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | The policy is not specific on this issue, however, it does state that development must take into account environmental requirements.  |

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| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 2 and 5, as well as acting positively on indicators 6 and 7. Neutral impacts on all other indicators, with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Policy map needs to show Area A and Area B.</li> </ul> |   |  |

## Policy LP.46 Causeway Road, Cinderford

### Football Club and land adjoining

About 2.0ha of land off Causeway Road is allocated for housing, to accommodate about 50 units and open space. In addition land presently occupied by the football club (a further 1.9ha, capable of accommodating about the same number of additional units) is allocated for housing subject to the satisfactory re location of the football club to an accessible site convenient for users. This may be to a location where a joint use is able to be established.

The development shall retain at least 0.4ha open space adjoining Causeway Road and if the football club site is redeveloped a further 0.4 ha open space will be required within the whole. Pedestrian access through from Causeway Rd to Latimer Rd will need to be maintained and even if the football club site is not part of the development initially envisaged, or permitted, the development of the land adjoining should make provision for it to take place at some future date. Access for the development of the Football Club site should include at least a pedestrian and cycle route from Edge Hills Road and connections through the allocated site to Causeway Road.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | The policy requires open space, relocation of the football ground, pedestrian access and cycle route, all of which improve health and wellbeing.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +      | The policy is not specific on this issue, however, it does provide housing in one of the main towns in the District and therefore helps towards local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.     |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | The policy allocates housing for the site only subject to the satisfactory re-location of the football club to an accessible site convenient for users. Development shall retain open space with possible more being required within the whole if football site is relocated. |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 5. To create a more vibrant and sustainable local economy.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | The policy is not specific to this issue, however, policy encourages pedestrian access and cycle routes, which would support achieving net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> A positive policy in terms of indicators 1,2,3 and 10. Neutral impacts on indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.47 Station Street

4.55ha Land off Station Street Cinderford is allocated for housing development to accommodate approximately 160 dwellings.

The development will provide pedestrian access to Barleycorn Square, to the playing field to the south in addition to using the main vehicle entrance expected to be from Station Street.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy expects pedestrian access to Barleycorn Square and to the playing field to the south, which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 160 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | The policy expects pedestrian access to the playing field to the south.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy requires pedestrian access which encourages active travel thus reducing carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                 |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                 |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicators 1-3 and 10 (in particular indicator 2). Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Amend wording to 'The development will provide pedestrian <b>and cycle</b> access..'</li> </ul> |   |  |

## Policy LP.48 St Whites Farm

About 2.0 ha of land at Sneyd Wood Road is allocated for about 50 dwellings and to include 0.3 ha open space. Access should be from the existing development and to the nearby footpath network.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy expects access to nearby footpath network, which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 50 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | The policy requires open space.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy requests access to nearby footpath network which encourages active travel thus reducing carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                                 |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                                 |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicators 1-3 and 10 (in particular indicator 2). Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Amend wording to ‘allocated for about 50 dwellings and to <b>potentially</b> include..</li> </ul> |   |  |



## Policy LP.49 Valley Road

About 2.2ha of land off Valley Rd is allocated for housing and 1.5ha for employment on a site adjoining the GP unit off Valley Road Cinderford. The site may accommodate about 70 dwellings and at least 1.5ha of land for employment. The housing element should be served from Valley Road and the employment site must have its primary vehicle access from the existing employment land to the west. Pedestrian access to Hollyhill Wood and Valley Road will be necessary for the new housing and consideration should be given to foot access to the employment land to the west.

Whilst there may be a variety of employment uses they must be compatible with the residential element of the allocation and other nearby uses including the adjoining Hollyhill Wood.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy expects pedestrian access which benefits health and wellbeing. The site is also adjoining the GP unit.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 70 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Policy provides for employment on the site, which will provide services.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++     | Policy provides for employment on the site, which creates a more vibrant economy.  |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy expects pedestrian access which encourages active travel thus reducing carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicators 1-3,5, and 10 (in particular indicators 2 &amp; 5). Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.50 Forest Vale Employment Area

### Forest Vale employment area (69ha)

An area shown on the policies map which includes the main areas of purpose built employment accommodation in Cinderford will be protected for employment generating uses and for their intensification. Development may include redevelopment and new build and may introduce a wider range of uses where they do not conflict with the aims of protecting the town centre and are otherwise acceptable.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy seeks provision of employment use, which will could be in the form of community services/facilities.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy and states that it may introduce a wider range of uses where they do not conflict with the aims of protecting the town centre and are otherwise acceptable. |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 3 &amp; 5 (in particular) being positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.51 Cinderford Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Changes to retail use will be supported subject to other plan policies. Conversion of ground floor space to residential will not be permitted within the key shopping area but elsewhere subject to satisfactory design and provision of good standards of amenity for any residents may be permitted.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +      | The policy includes the potential for residential uses (ground floor space) which will provide for local housing needs.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | The policy suggests that uses may include retail, offices, financial and professional services as well as community uses.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++     | The policy supports residential, but ensures that ground floor residential uses will not be permitted along the primary frontages which will ensure no loss of businesses. The policy seeks to support the local economy by promoting uses |

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|  |   | such as retail, offices, financial and professional services as well as shop front regeneration, environmental improvements and consistent signage. |
| 6. To protect and enhance the landscape.   | + | Policy seeks environmental improvements such as small landscaped areas and planting.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | + | Policy is not specific to this issue, but does seek environmental improvements such as small landscaped areas and planting.                         |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 3 &amp; 5 and positive for indicator 2,6 &amp; 7. Neutral impacts on all other indicators also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Should there be more on active travel within policy?</li> <li>• Need to protect COU to residential, however, may be approved in exceptional circumstances. Consistency across all town centre policies.</li> </ul> |   |   |

## Policy LP.52 Poolway Farm

About 5.9ha of land at Poolway Farm is allocated for about 140 dwellings and associated open space and landscaping.

- Development should be designed to provide a new landscaped edge to the town and respect the view of the existing farmhouse from Gloucester Road
- It should retain the existing farmhouse and any associated buildings that are of sufficient merit to be converted.
- The site's vulnerability to flooding will need to be considered and development, informed by a FRA, must incorporate any necessary mitigation measures.
- To the western edge (adjoining the Hospice) a new landscaped boundary is required to be established incorporating the existing right of way and hedgerow.
- The scheme should take account of any protected species and biodiverse grassland which may be within the area affected by the development.
- Existing rights of way should be provided for within landscaped areas.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy expects provision of existing rights of way as well as open space which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 140 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | The policy requires open space.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 5. To create a more vibrant and sustainable local economy.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.   | ++ | Policy requires new landscaped edge to the town and the need to respect the views of the existing farmhouse.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | ++ | The policy requires that any scheme should take account of any protected species and biodiverse grassland.  |
| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | The site's vulnerability to flooding will need to be considered and development, informed by a FRA, must incorporate any necessary mitigation measures. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | +  | Policy expects provision of existing rights of way which encourages active travel thus reducing carbon emissions.                                       |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | +  | Policy requires retention of existing farmhouse and any associated buildings that are of sufficient merit to be converted.                              |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicators 1-3 and 10 (in particular indicator 2). Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Is there potential to include open space for allotments?</li> </ul> |    |   |



## Policy LP.53 North Rd

2.4ha of land at North Road Broadwell is allocated for about 70 dwellings to include incidental landscaping and open areas within the site together with a landscaped western edge to the allocated area.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, but does require open areas which could benefit health and wellbeing.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 70 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++            | Policy requires incidental landscaping, open areas and landscaped western edge.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Policy is not specific to this issue, but does require landscaping and open space which could provide habitat for biodiversity.  |
| 8. To maintain and improve air quality.   | +             | Policy is not specific to this issue, but the open space could provide improved air quality.   |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicators 1,7 &amp; 8 and very positive for indicators 2 &amp; 6. Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.54 Ellwood Road, Milkwall

1.6ha of land allocated for about 48 dwellings

The allocated site will form part of the developed edge of Milkwall to the Forest and should relate well to its surroundings including appropriate landscaping especially to the boundary with the Forest and pedestrian/ cycle access from Station Road.

The site must demonstrate it will not when developed or while being developed have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however, the policy seeks provision of pedestrian/cycle access, which could have health and wellbeing benefits.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 48 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++            | The policy requires appropriate landscaping especially to the boundary.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Policy requires that development must demonstrate it will not when developed or while being developed have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.              |

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|---|---|---|
| 8. To maintain and improve air quality.   | + | Policy is not specific to this issue, however, the policy seeks provision of a cycle and footpath access, which could help improve air quality.                 |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy is not specific to this issue, however, the policy seeks provision of a pedestrian and cycle access, which could work towards reducing carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicators 2,6 and 7. Impacts positively on indicators 1, 8 and 10 and has a neutral impact upon indicators 3-5 and 9, 11 &amp; 12 dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward</li> <li>• Policy could include reference to iron workings and water management.</li> <li>• Policy could support use of cycle route into Coleford.</li> </ul> |   |   |

## Policy LP.55 Kings Meade, Coleford

1.6ha of land at Kings Meade is allocated for housing, best suited to housing likely to attract older persons.

Note: An adjoining water course is identified as having some potential surface water flooding issues and the site will need to assess this and provide any necessary mitigation. Part of the site is in a high risk area defined by the Coal Authority and investigation and if needed mitigation will be required.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however, housing is best suited for older persons which can help reduce inequalities in health.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of housing best suited for older persons, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | ++ | Policy acknowledges that there is an adjoining water course identified as having some potential surface water flooding issues and the site will need to assess this and provide any necessary mitigation. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Policy is not specific to waste generation, but it does include the Coal Authority high risk area. Neutral impact – dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Generally neutral impact from this development, with some positive/very positive impacts on indicators 1, 2 and 9.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |   |

## Policy LP.56 Poolway Road, Broadwell

#2.26ha of land at Poolway Road Broadwell is allocated for about 62 dwellings and associated open space. The site will need to be appropriately landscaped especially on its western boundary.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy provides for open space and landscaping.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | Policy allocates for 62 dwellings. The construction methods are dependent on development and according with other LP policies/guidance.      |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy provides for open space (recreation and leisure).   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – the policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – the policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +             | Policy requires appropriate landscaping.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Policy requires appropriate landscaping which will have positive benefits for biodiversity.  |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – dependent on development. Although open space and landscaping could improve air quality as well as active travel potential. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – the policy is not specific to this issue. Dependent on development.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact. All development would be in accordance with net zero policies and design codes.                                       |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – the policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – the policy is not specific to this issue. Dependent on development although nearest heritage asset is at a distance. |
| <p><b>Overall Impact:</b> Mixed impact. Positive impacts, namely regarding landscaping and housing in sustainable location. Positive impacts on indicators 1-3 and 6-7, with all other indicators being neutrally impacted.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |



## Policy LP.57 Coleford Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential.

The main frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Ground floor development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front within the key shopping area. Proposals to change to retail will be supported subject to other plan policies.

Throughout the plan period opportunities for environmental improvements such as small green areas, shop front regeneration in the conservation area, consistent signage, improvements to heritage assets and other features will be taken, against any current programme either in connection with developer contributions or as freestanding schemes. Good design is especially important in the town centre with its extensive public areas and conservation area.

New development should be well integrated into the remainder of the centre with suitable access, design and visual connections.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy encourages a variety of uses which include community facilities, green areas, environmental improvements and suitable access and design.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | Policy implies that other than for ground floor spaces, residential housing would be permitted. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Policy encourages a variety of uses which include retail, recreation, offices, professional services, community services and residential.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 5. To create a more vibrant and sustainable local economy.   | ++ | Policy encourages a variety of uses which include retail, recreation, offices, professional services, community services and residential. This mix of uses would benefit the local economy. |
| 6. To protect and enhance the landscape.   | +  | Policy is not specific on this issue, but it does state that opportunities for small green areas will be taken as well as expecting good design, which is beneficial to the landscape.      |
| 7. To conserve and enhance biodiversity, flora and fauna.  | +  | Policy is not specific on this issue, but it does state that opportunities for small green areas will be taken, which is beneficial to biodiversity.  |
| 8. To maintain and improve air quality.  | 0  | Neutral impact – the policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – the policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | Policy expects the town centre to have a wide range of facilities/services, which is a sustainable location with public transport and active travel, thus reducing carbon.                  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – the policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | ++ | Policy supports shop front regeneration in the CA and improvements to heritage assets as well as highlighting good design in the CA.  |
| <p><b>Overall Impact:</b> Generally positive impacts across the board. Positive impacts, namely regarding economy, community/recreation, carbon reduction and heritage. Positive impacts on indicators 1-7, 10 and 12, with all other indicators being neutrally impacted (some being dependent on the development).</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Add 'where it's evidence to be popular/required... support the creation/integration of pedestrian zones'. Include pedestrian prioritisation?</li> </ul> |    |   |

- See Cinderford TC policy in relation to residential use not being permitted at ground level 'unless in exceptional circumstances'. Consistency across Town Centre policies.
- Potentially restrict the number of 'services' in the town centre to allow for more retail?

## Policy LP.58 South of Railway Drive

The area currently occupied by two GP surgeries and associated land is identified for continued use for community facilities or mixed uses related to the town centre. Residential use if proposed should be confined to the frontage to High Nash and must be compatible with other nearby uses.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Loss of GP services to a different location, however, the policy seeks to continue use for community uses, which could have health benefits.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | Policy acknowledges that the frontage to High Nash could be residential subject to compatibility with other nearby uses. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Identifies the land for community facilities or mixed uses related to town centre.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | +             | Policy identifies land for mixed uses which could support the local economy.  |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.  |   |   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy is not specific to this issue, however the site and policy requires the future use to be well related to town centre, which could improve active travel links and help achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicators 1,2,3,5 and 10. Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.59 Locally Valued Landscape Coleford (LVL)

An area of largely undeveloped land between Coleford town and the nearby arc of settlements will be protected from development that would detract from their setting and especially that of the town itself.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | The construction methods are dependent on development and according with other LP policies/guidance.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | ++            | Policy seeks to protect this LVL from development for the benefit of landscape protection.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Whilst the policy is not specific to this issue, it seeks to protect this landscape from development, which would benefit the conservation of biodiversity. |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Generally neutral impacts on most indicators, dependent on development. However, very positive impact on indicator 6 and positive impacts on indicator 7 by way of preserving the landscape.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.60 Five Acres Mixed Development

About 2.8ha of land at Five Acres is allocated for mixed development to include community facilities (to include sport and recreation space and use for education) as well as more general employment uses. Commercially based tourism and recreation, for example sports space, as well as accommodation may also be acceptable.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++            | Policy seeks mixed development for community facilities which includes sports, recreation and education, which is beneficial for health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact. Policy suggests that accommodation may be acceptable, but it does not include permanent housing facilities. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | The crux of this policy is to provide community facilities.  |
| 4. To facilitate the development of academic and vocational skills.   | ++            | The policy allocates land for community facilities to include education.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | The policy allocated land for mixed developed, to include community facilities and general employment, which will boost the local economy.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |



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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Generally a very positive impact, particularly for indicators 1, 3-5 and neutral impacts on all other indicators dependent on development. The policy seeks to create a mixed use development aimed at provided community facilities and local employment.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Does additional low carbon connectivity need to be referenced?</li> </ul> |   |  |

## Policy LP.61 Employment Land off B4228 Coleford

Approximately 9.22 ha of land close to the B4228 close by the present Suntory factory is allocated for employment generating uses. These are expected to be predominantly E, B2 and B8 due to the location and the type of land that is made available.

The main access will be from the B4228 using a new connection and avoiding Rock Lane. Additional access to the south may also be possible including the existing access close to Pingry Lane.

The site will require to be landscaped both with regard to its internal and external presentation with careful regard being paid to the levels, mass and visibility of any buildings or open uses. Large areas of open storage are unlikely to be acceptable. The site should contain landscaped features which may also screen or partially screen areas such as may in future be or are already used for servicing and parking. These should retain and reinforce existing planting and hedgerows where possible. Landscaping should also address the existing buildings on the main factory site. The site may be developed in phases.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy.  |

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| 6. To protect and enhance the landscape.  | + | Policy requires careful consideration of landscaping.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | + | Policy is not specific to this issue, however, it does require careful consideration of landscaping, which could benefit biodiversity, flora and fauna. |
| 8. To maintain and improve air quality.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively on indicator 5 and positively upon indicators 6 &amp; 7. Neutral impacts on all other indicators, dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Reference to bat SAC</li> </ul> |   |   |

## **Policy LP.62 Harbour Area Regeneration, Harbour, Lakes and Industrial Areas**

Land off Harbour Road and at Lydney harbour- the following areas (identified on the policies map) are allocated as below:

Land including Lydney harbour is allocated for mixed uses.

These may include the following:

- Recreation and access for walking and cycling
- Buildings and structures in keeping with the site complementing the existing recently established offer.
- Green infrastructure
- Ancillary structures to permit increased use by boats, and in addition any necessary for the management of the harbour itself.

Approximately 10.6ha of land including the former Pine End Works and land to the rear is allocated for an employment led mixed use development. The main uses of this site will generate employment and can include a wide range of activities in order to provide a leisure and tourism focus alongside the employment. The site has the potential to provide both conventional employment space as well as an enhanced harbour frontage which maximises its potential as a leisure and tourist destination. Uses to support this could include retail, food and drink uses, education and tourist accommodation. In addition an element of residential use is provided for and could be accommodated in addition to any residential use ancillary to the employment on the site. It is expected to be integrated into the whole in design terms.

The existing Lydney Industrial Estate (24ha approx) is identified for employment generating uses

Approximately 18ha of land south of the mainline railway is allocated for informal recreation and open space compatible with its existing or enhanced nature conservation value.

New and improved cycling and walking routes will be identified and encouraged in the harbour area together with appropriate connections.

All will be subject to their compatibility with the safeguarding and enhancement of the harbour as an historic feature, the conservation status of the estuary and their compatibility with the Habitats Regulations. The Special requirements as set out in Appendix “Lydney European Sites”

apply. Development proposals will be required to demonstrate that they will not have an adverse impact on protected sites, and may be required to contribute to an overall recreation strategy. Proposals must take account of flood risks.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | The policy encourages walking and cycling routes as well as GI and open space, which helps to improve health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | The proposal includes mixed use developments, which comprises a certain amount of housing to meet local needs.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | The policy provides informal recreational and open space and the employment uses, which may include leisure and tourism activities, including walking and cycling routes.                                 |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | ++            | The focus of the policy seeks to encourage employment generating uses (including tourism and recreation) which will create a more vibrant local economy.  |
| 6. To protect and enhance the landscape.  | +             | The policy is not detailed in this issue other than to include the requirement for green infrastructure.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | The policy seeks to ensure that any development safeguards the conservation status of the estuary and is compatible with the Habitats Regulations. It also includes requirement for green infrastructure. |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +             | The policy requires that any development proposal takes account of flood risks.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | New and improved cycling and walking routes will be identified and encouraged in the harbour area together with appropriate connections. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | + | The policy requires that any development proposal must safeguard and enhance of the harbour as an historic feature.                      |
| <p><b>Overall Impact:</b> The policy has an overall positive impact. Impacts very positively on indicator 5 and positively on 1-3, 6-7, 9-10 and 12. Neutral impacts on indicators 8 and 11 dependent on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Include requirement for masterplan.</li> </ul> |   |  |

## Policy LP.63 Lydney East

Land comprising the remainder of the planned new neighbourhood (including employment and housing sites, a neighbourhood centre and public recreation space) is allocated for delivery of the following during the 2021-2041 plan period, 476 of which were delivered 2021-2023:

Approximately 1740# new dwellings, 23ha of employment generating uses (including associated landscaping), a neighbourhood centre, a public park with associated recreation space and land for an additional primary school. This includes:

The continued development for mixed use of land west of the bypass and

West of Oakdale, about 4.9 ha of is be allocated for additional employment generating uses to include the former foundry, and associated land.

East of the bypass development is allocated for mixed development to provide 12ha employment and about 360# dwellings. In addition #ha of open land for mixed recreation, biodiversity GI and open space is identified.

All development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Any resulting recreational pressures will need to be understood and where necessary mitigated. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC. Special requirements as set out in the appendix# “Lydney European Sites” are likely to apply.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy requires recreation land, open space, public park, which are all beneficial for health.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy provides ca. 1740 new dwellings which will meet local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |

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| 3. To provide accessible community services, recreation and leisure facilities.   | +  | The policy provides land for a neighbourhood centre, a public park with associated recreation space   |
| 4. To facilitate the development of academic and vocational skills.   | +  | The policy expects land for an additional primary school.   |
| 5. To create a more vibrant and sustainable local economy.  | +  | Policy provides for employment to create a more sustainable local economy.  |
| 6. To protect and enhance the landscape.  | +  | The policy requires associated landscaping  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | The policy requires land for GI, biodiversity and open space. And proposals must demonstrate no adverse impacts on the SAC, SPA and Ramsar sites. |
| 8. To maintain and improve air quality.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +  | The policy requires that development proposals must demonstrate that the treatment of waste water and run off can be adequately provided for.     |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> The policy has an overall positive impact. Impacts very positively on indicator 2 &amp; 7 and positively on 1, 3-6 &amp; 9. Neutral impacts on indicators 8 and 10-12 dependent on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |   |



## Policy LP.64 Land South of the Bypass adjoining Station Link Road

About 13.4ha of land formerly used as a municipal tip but since restored is allocated for recreational uses. These may include cycling and walking routes, and informal and formal areas set aside for recreation. Any buildings will be expected to be ancillary to the main recreation uses. New uses will need to demonstrate suitable management arrangements as well as enhancement of the wildlife contribution of the area. The allocated area west of the link road which accommodates the river is suitable only for informal use.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | The policy encourages cycling and walking routes which improves health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | The focus of this policy is to provide recreational use for the land.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | +      | The policy is to provide recreational space for walking and cycling as well as wildlife contribution, all of these factors will help protect the local landscape. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +      | The policy requires enhancement of the wildlife contribution of the area.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.  |   |   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | The policy is not specific to this issue, however, by creating open spaces and encouraging wildlife, and a place for walking and cycling, this will help reduce carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. The policy has a very positive impact on indicator 3, positive impacts on indicators 1,6,7 &amp; 10 and impacts neutrally on all indicators, dependent on development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.65 Land off Augustus Way and Court Road, Lydney

About 14.2ha of Land off Augustus Way and Court Road Lydney will be allocated for up to 275 new dwellings, to include a mixture of house types and open space. Design of development should show how the relief has been taken into account and is employed to enhance the overall layout. No more than 9.5 ha shall be developed, leaving the balance (4.7ha approx) as public open space/ GI. Access should be as the approved scheme and also via Augustus Way and may also include provision for access to the allocated site to the southeast (LP# below).

Rights of Way (footpaths) are a feature of the site and should be routed within open space where possible.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy is not specific to this issue, however, the policy seeks to ensure the right of way (footpaths) are a feature of the site and routed in open space where possible.                                 |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 275 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | The policy is not specific to this issue, however, it requires open space which could provide recreation facilities.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 6. To protect and enhance the landscape.   | +  | The policy is not specific to this issue, however, by ensuring no adverse effects on designated ecological areas, it can be assumed that landscape and landscaping will form an integral part of any development requirements.   |
| 7. To conserve and enhance biodiversity, flora and fauna.  | ++ | The policy requires that development has no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC. |
| 8. To maintain and improve air quality.  | +  | Policy is not specific to this issue, however, the policy seeks the inclusion of the rights of way footpaths, preferably within open space, which could help improve air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | ++ | The policy requires that development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for, which will achieve sustainable water management.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | +  | Policy is not specific to this issue, however, the policy seeks the inclusion of the public rights of way for active travel, which could work towards reducing carbon emissions.   |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicators 2,7 and 9. Impacts positively on indicators 1, 6, 8 and 10 and has a neutral impact upon 3-5 and 11 &amp; 12 dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Replace # with numbering</li> </ul> |    |  |

## Policy LP.66 Land off Driffield Road

6.9ha of land off Driffield Road is allocated for about 200 dwellings. Development should have its vehicular access via the allocated land at Court Road/ Augustus Way which will in turn utilise a new access from Augustus Way. Pedestrian and cycle access from Driffield Road is required and the site is best planned in conjunction with the adjoining permitted development (Policy LP?# above).

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy is not specific to this issue, however, the policy seeks provision of a pedestrian and cycle access, which could have health and wellbeing benefits.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 200 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.                       |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | +      | The policy is not specific to this issue, however, by ensuring no adverse effected on designated ecological areas, it can be assumed that landscape and landscaping will form an integral part of any development requirements. |

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| 7. To conserve and enhance biodiversity, flora and fauna.  | ++ | The policy requires that development has no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC. |
| 8. To maintain and improve air quality.  | +  | Policy is not specific to this issue, however, the policy seeks provision of a cycle and footpath access, which could help improve air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | ++ | The policy requires that development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for, which will achieve sustainable water management.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | +  | Policy is not specific to this issue, however, the policy seeks provision of a pedestrian and cycle access, which could work towards reducing carbon emissions.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicators 2,7 and 9. Impacts positively on indicators 1, 6, 8 and 10 and has a neutral impact upon 3-5 and 11 &amp; 12 dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |  |

## Policy LP.67 Land at Highfield Lane

1.3ha of land at Highfield Lane is allocated for about 39 dwellings. the development should access Centurion Rd for all purposes and provide a footpath connection to Highfield Lane.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy is not specific to this issue, however, the policy seeks provision of a footpath connection, which could have health and wellbeing benefits.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 39 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.                        |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | +      | The policy is not specific to this issue, however, by ensuring no adverse effected on designated ecological areas, it can be assumed that landscape and landscaping will form an integral part of any development requirements. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++     | The policy requires that development has no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites. Development will only be permitted  |

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|  |    | where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.  |
| 8. To maintain and improve air quality.  | +  | Policy is not specific to this issue, however, the policy seeks provision of a footpath connection, which could help improve air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | ++ | The policy requires that development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for, which will achieve sustainable water management. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | +  | Policy is not specific to this issue, however, the policy seeks provision of a footpath connection, which could work towards reducing carbon emissions.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicators 2,7 and 9. Impacts positively on indicators 1, 6, 8 and 10 and has a neutral impact upon 3-5 and 11 &amp; 12 dependent on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Stronger wording to ensure access is off Centurion Road.</li> </ul> |    |  |



## Policy LP.68 Land at Holms Farm

About 2.8 ha of land at Holms Farm is allocated for about 42 mixed dwellings including some from the conversion of existing buildings, including those retained as part of the current permission and part of the former hospital.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact. Loss of the hospital, however, this was a higher level strategic decision, so the policy therefore seeks to use that land for sustainable housing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy provides for about 42 mixed dwellings including some from the conversion of existing buildings to meet housing needs. The construction methods are dependent on development and according with other LP policies/guidance.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Policy ensures no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC. |

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| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.                                |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | ++ | Policy requires demonstration that the treatment of waste water and any run off can be adequately provided for. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.                                |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Policy requires demonstration that the treatment of waste water and any run off can be adequately provided for. |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.                                |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 2,7 and 9. Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |   |

## Policy LP.69 Mead Lane

An area of employment uses covering about 24ha off Mead Lane is identified for continued use for employment generating uses. Where applicable, schemes should be designed so as to result in overall improvements to the Church Road frontage.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy seeks provision of employment use, which will could be in the form of community services/facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy.                             |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 3 &amp; 5 (in particular) being very positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.70 Land between the A48 and Mead Lane

An area of about 11.28ha is allocated for approximately 6.5ha of employment generating uses between the A48 and Mead Lane.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy seeks provision of employment use, which will could be in the form of community services/facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy.                             |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 3 &amp; 5 (in particular) being very positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.71 Lydney Railway Station

An area of about 1.8ha predominantly north of the mainline railway is allocated for the development of the station, its associated facilities and for related mixed uses. These include providing additional parking, physical improvements to the station itself and providing connections to the Dean Forest Railway. In order to support these, some enabling development is expected and this may include a certain amount of business related or other commercial developments. The layout of the allocated area should either follow that shown on the policies map or accord with a masterplan to be agreed as part of the planning process.

The whole site should provide the following:

- additional car parking for the stations (0.3 ha min), cycle parking and retained or improved
- access for public transport
- improved access to mainline station,
- improved passenger facilities
- Improved access to Dean Forest Railway station;

All development should be compatible with improvements to the operational station which may include improved access to the platforms. Although the site itself is only marginally affected by flood zone 2 or 3 there will be a need for FRA and the application of the sequential test in appropriate cases.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however, by providing cycle parking to encourage more active travel, this would have benefits for health and wellbeing. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 3. To provide accessible community services, recreation and leisure facilities.   | ++ | The policy encourages mixed use (including commercial developments) and connections to the Dean Forest Railway, which could increase provision of community and recreation facilities.     |
| 4. To facilitate the development of academic and vocational skills.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++ | The policy encourages mixed use (including commercial developments) which would benefit the local economy.   |
| 6. To protect and enhance the landscape.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | ++ | By increasing cycle parking and access to public transport, this should help to improve air quality.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | +  | Policy states that although the site itself is only marginally affected by flood zone 2 or 3 there will be a need for FRA and the application of the sequential test in appropriate cases. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | ++ | By increasing cycle parking and access to public transport, this should help to reduce carbon emissions.   |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | +  | Policy is not specific to this issue, however, it does include the provision of connections to the Dean Forest Railway, which is a cultural/heritage asset.                                |
| <p><b>Overall Impact:</b> Mixed impact. Impacts very positively upon indicators 3,5,8 and 10 and positively on indicators 1, 9 and 12. Neutral impact upon all other indicators dependent on the development.</p> |    |  |



**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.
- Masterplan requirement.
- Additional of transport hub, more wet weather cover, café facilities..
- Can additional land be allocated or parking to encourage train use?

## Policy LP.72 Lydney Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Changes to retail use will be supported subject to other plan policies. Conversion of ground floor space to residential will only be permitted within the key shopping frontage for exceptional reasons but may be allowed elsewhere subject to satisfactory design and provision of good standards of amenity for any residents.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Whilst not specific to this issue, the policy supports improvements to pedestrian and cycle access, which could have health and well being benefits.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | The policy includes the potential for residential uses (ground floor space) which will provide for local housing needs.  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | The policy suggests that uses may include retail, offices, financial and professional services as well as community uses.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | The policy supports residential, but ensures that ground floor residential uses will not be permitted along the primary frontages which will ensure no loss of businesses. The policy seeks to support the local economy by promoting uses |

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|  |   | such as retail, offices, financial and professional services as well as shop front regeneration, environmental improvements and consistent signage. |
| 6. To protect and enhance the landscape.   | + | Policy seeks environmental improvements such as small landscaped areas and planting.  |
| 7. To conserve and enhance biodiversity, flora and fauna.  | + | Policy is not specific to this issue, but does seek environmental improvements such as small landscaped areas and planting.                         |
| 8. To maintain and improve air quality.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 3 &amp; 5 and positive for indicator 1,2 6 &amp; 7. Neutral impacts on all other indicators also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Should there be more on active travel within policy? Acknowledge potential of future car-free development.</li> <li>• Refer to AQMA (Air Quality Management Area)</li> </ul> |   |   |

## Policy LP.73 Lydney Town Centre Highway Strategy

Land within the town centre is identified for highway improvements to include:

The Newerne Link and associated improvements: This comprises a new road link from the foot of Highfield Hill to Forest Road via the existing car park and unused land to the rear of Watermead.

The improvement of the Bream Road, Hill Street and High Street based around the installation of traffic signals at the junction of Hill Street and Bream Road.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. |

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| 8. To maintain and improve air quality.  | + | Neutral impact – policy is not specific to this issue. Dependent on development. However, relieving traffic congestion with highway improvements could improve air quality. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Overall a very neutral policy with perhaps the exception of the highway improvements could positively impact on air quality by reducing traffic congestion. The policy has neutral impacts on most indicators (with the exception of 8) as it will depend on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.74 South East Newent

About 49ha is allocated for mixed development to include at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. The development shall be guided by an agreed masterplan meeting the terms of other relevant LP policies especially LPI (sustainable development). It should provide overall:

A single focal point for the scheme at which community, education and retail facilities will be provided along with access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed. this will be developed in step with the other elements (especially the overall housing provision)

About 600 new dwellings on 20ha of land

7ha of land for employment in total including retail with a unit of about 1250m<sup>2</sup> net and smaller units

3ha of land for community facilities to include xha for a new primary school at a location to be agreed and xha set aside for a new GP facility and other supporting development required by the allocation.

pedestrian and cycle connections to the adjoining development and to the town centre and beyond throughout the development.

vehicle connections to the adjoining development and to the B4215

public transport facilities to enable services to serve the existing town and the new development including from its central focal point.

multi function recreation space to include formal pitches, SUDs areas, GI and areas for biodiversity designed to provide wider links and be part of the landscaping of the site overall.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| I. To improve the health and well being of the populations and reduce inequalities in health. | ++            | Policy seeks at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. Furthermore, access to public transport and active travel access to the remainder of the town, the wider area and |

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|   |    | <p>the new development proposed (pedestrian and cycle connections) which benefits health and wellbeing.</p> <p>The Policy also includes requirements for a new GP facility.</p>   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++ | Policy seeks provision of 600 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++ | The Policy seeks at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. Also requires provision of community, education and retail facilities on 3ha of land. Multi function recreation space and cycling/walking paths are also to be included. |
| 4. To facilitate the development of academic and vocational skills.   | ++ | The policy expects educational facilities in the form of a new primary school at a location to be agreed.   |
| 5. To create a more vibrant and sustainable local economy.  | ++ | About 49ha is allocated for mixed development, as well as community, education and retail facilities. 7ha of land for employment in total including retail with a unit of about 1250m <sup>2</sup> net and smaller units.   |
| 6. To protect and enhance the landscape.  | ++ | Policy protects the landscape by requiring at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. The scheme should be biodiversity designed to provide wider links and be part of the landscaping of the site overall.                          |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++ | Policy seeks at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. The scheme should be biodiversity designed to provide wider links and be part of the landscaping of the site overall.  |
| 8. To maintain and improve air quality.   | ++ | The policy requires at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. Access to public transport and active travel access to the remainder of the town, the wider area and the new  |

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|  |    | development proposed (pedestrian and cycle connections) which should all assist with improving air quality to the area.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | ++ | The policy includes SUDs areas (as well as GI and landscaping) to be part of the landscaping of the site overall.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | Policy requires access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed. This will help to achieve net zero as well as having facilities nearby within walking distance. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> Generally a very positive policy (particularly for indicators 1-10). Neutral impact on indicators 11 and 12 depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Need to use capital letters at start of each sentence.</li> <li>• Capital letter on 'This will be developed'</li> </ul> |    |  |



## Policy LP.75 Cleeve Mill Lane

1.9ha of land is allocated for 45 dwellings on land off Cleeve Mill Lane Newent.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of 45 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mainly a neutral impact dependent on development. A very positive policy in terms of indicators 2.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Typo - Insert space between 45dwellings.</li> </ul> |   |  |

## Policy LP.76 North of Ross Road, Newent

The development or redevelopment of 2.3ha of land north of Ross Road for mixed use including employment purposes will be supported subject to the following:

At least 1.3 ha of the site being used for employment generating uses and up to 0.8ha for housing.

Provision of improved access to the canal route for pedestrians as a minimum but may also incorporate facilities for visitors to the canal.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy encourages improved access to the canal route for pedestrians, which has health benefits.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy provides for 0.8ha of land for housing, which will help meet local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | The policy encourages improved access to the canal route for visitors.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | ++     | The policy supports mixed use, which includes ca. 1.3ha of employment, as well as creating facilities for visitors to the canal.  |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mainly a neutral impact dependent on development. A very positive policy in terms of indicators 2 &amp; 5, and impacts positively on policies 1 and 3.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.77 Newent Town Centre

A variety of uses will be supported in the town centre in order to support both its fabric and the existing or an improved range of activity. Uses may include retail, offices, financial and professional services, community, and residential, although ground floor uses will not be permitted along primary frontages and where they would result in the loss of a shop front. Ground floor residential uses will not be permitted along the primary frontages.

All proposals will be required to demonstrate how they enhance or protect the Conservation Area, and the setting or fabric of any Listed Building which may be affected.

A significant part of the town centre lies within an area where there is a flood risk and developments will need to respond accordingly whether through assessments and mitigation or the application of the sequential and exceptions tests.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | +             | The policy includes the potential for residential uses which will provide for local housing needs.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | The policy suggests that uses may include retail, offices, financial and professional services as well as community uses.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | The policy supports residential, but ensures that ground floor residential uses will not be permitted along the primary frontages which will ensure no loss of businesses. The policy seeks to support the local economy by promoting uses such as retail, offices, financial and professional services. |

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|---|----|---|
| 6. To protect and enhance the landscape.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | ++ | A significant part of the town centre lies within an area where there is a flood risk and developments will need to respond accordingly whether through assessments and mitigation or the application of the sequential and exceptions tests. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | ++ | All proposals will be required to demonstrate how they enhance or protect the Conservation Area, and the setting or fabric of any Listed Building which may be affected.  |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy in terms of indicators 3,5,9 and 12 and positive for indicator 2. Neutral impacts on all other indicators also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Should there be more on active travel within policy?</li> <li>• Consistency between town centre policies, re. residential use of ground floor ‘in exceptional circumstances’.</li> </ul> |    |   |

## Policy LP.78 Beachley Camp

Land presently comprising the army camp at Beachley is allocated for mixed use development as follows:

- About 600 dwellings to be developed predominantly in the second part of the plan period
- Mixed commercial and employment uses
- A local centre to include a primary school, appropriate health provision and a place of assembly
- #ha Greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting based around existing open areas and those with tree cover
- The site may also accommodate a wider community use (which could re-use some of the existing buildings) in addition to the above

Development under this policy will only be permitted where the scheme can be satisfactorily provided for in terms of transport, using cycling, walking and public transport and that the current or improved infrastructure can accommodate the trips arising. Development may be phased in accord with the availability of satisfactory transport provision.

The development should meet or exceed the LP's requirements for energy use and emissions by design and construction as well as incorporation of local generation.

Overall the redevelopment of the site is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed. These and any other key buildings should be retained and identified for suitable uses, they include the chapel, former HQ, boathouse,##. They are considered to be non designated heritage assets.

Any development will need to demonstrate how it will mitigate the recreation pressures on the Severn Estuary and elsewhere that could arise, with use of on site and if required off site measures.

The implementation of the above should be through an agreed masterplan.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy expects open space as well as increased access travel, which will benefit health and wellbeing.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 600 dwellings, which assists in meeting local housing needs and needs across the district. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | The policy requires a local centre to include a primary school, appropriate health provision and a place of assembly as well as a wider community use.  |
| 4. To facilitate the development of academic and vocational skills.   | ++            | The policy requires a local centre to include a primary school.   |
| 5. To create a more vibrant and sustainable local economy.  | ++            | The policy provides for a mixed use development, which would include employment to sustain the local economy.   |
| 6. To protect and enhance the landscape.  | ++            | The policy expects open space, GI and tree planting.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | The policy requires development to mitigate the recreation pressures on the Severn Estuary and elsewhere that could arise, with use of on site and if required off site measures.   |
| 8. To maintain and improve air quality.   | +             | Policy is not specific to this issue, however, increased active travel and the amount of open space would benefit local air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |



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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | ++ | Policy requires that the development should meet or exceed the LP's requirements for energy use and emissions by design and construction as well as incorporation of local generation.                            |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | ++ | The policy expects that any other key buildings should be retained and identified for suitable uses, they include the chapel, former HQ, boathouse,###. They are considered to be non designated heritage assets. |
| <p><b>Overall Impact:</b> A very positively written policy with very positive outcomes for 2-7, 10 and 12, as well as positive outcome on indicators 1 &amp; 8 and neutral impacts on indicators 9 and 11 depending on the proposed development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Replace the # with a number.</li> </ul> |    |   |

## Policy LP.79 Land South of the A48 at Tutshill

A site of 12ha is allocated to include about 180 dwellings and open space on land off the A48 at Tutshill. The development of the site shall include open space and multi use greenspace which will also serve to mitigate the impact of the development on the nearby Mead Farm and barn (Listed II\*). Access must be provided that is capable of supporting active travel from the site and will provide safe connections not dependent on the A48. Connections to the public transport network will also be necessary. Design should provide for substantial landscaping, retain and reinforce the relative screening from the A48 and protect the site from any noise while preventing unauthorised access to the railway.

Due to the proximity to the Severn estuary it will be necessary to demonstrate adequate mitigation for any recreation pressures arising.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy expects open space as well as increased access travel, which will benefit health and wellbeing.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 180 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy requires open space and multi-use green space, and encourages active travel and public transport to improve accessibility.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | ++            | Policy requires open space and multi-use green space as well as expecting the design to provide for substantial landscaping to retain and reinforce the relative screening from the A48.                  |

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| 7. To conserve and enhance biodiversity, flora and fauna.   | + | Policy requires open space and multi-use green space as well as expecting the design to provide for substantial landscaping which will improve habitat for biodiversity.  |
| 8. To maintain and improve air quality.   | + | Policy is not specific to this issue, however, increased active travel and the amount of open space would benefit local air quality.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy requires development to be capable of supporting active travel from the site and will provide safe connections not dependent on the A48 as well as providing connections to the public transport network. This will help achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | + | The policy recognises that the open space is needed to mitigate the impact of the development on the nearby Mead Farm and barn (Listed II*)   |
| <p><b>Overall Impact:</b> A generally very positive policy. Impacts very positively on indicators 2 and 6, impacts positively on indicators 1, 3, 7, 8, 10 and 12 and has a neutral impact on all other indicators depending on the proposed development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.80 Land Adjoining Wyedean School

Land Adjoining Wyedean School (2.6ha) is allocated for about 65 dwellings, accessed from the adjoining land being developed in 2021. A pedestrian and cycle access to the adjoining recreation route and Sedbury Lane will be required.

Landscaping due to the site forming part of the urban edge and mitigation in respect of potentially increased recreation pressures on the Severn Estuary will be essential.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy expects pedestrian and cycle access to the adjoining recreation route which benefits health and wellbeing through active travel.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 65 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | The policy is not specific to this issue, however, the policy requires access to recreation route.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++     | Policy requires landscaping as the site forms the urban edge and also to mitigate the recreation pressures on the Severn Estuary.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++     | Policy requires landscaping as the site forms the urban edge and also to mitigate the recreation pressures on the Severn Estuary.  |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy is not specific to this issue, however, the policy does require pedestrian access to local village facilities which would help to achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> A policy with a mixture of positive and neutral impact on indicators depending on the proposed development. Positively impacts on indicators 1,2,3, 6, 7 and 10 (impacts very positively on indicators 2, 6 and 7).</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.81 Chapel Lane, Aylburton

About 1.0ha of land is allocated for approximately 30 new dwellings off Chapel Lane Aylburton. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy requires pedestrian access which benefits health and wellbeing through active travel.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 30 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++            | Policy requires suitable landscaping.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Policy requires pedestrian access which benefits health and wellbeing through active travel.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy is not specific to this issue, however, the policy does require pedestrian access to local village facilities which would help to achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| <p><b>Overall Impact:</b> A policy with a mixture of positive and neutral impact on indicators depending on the proposed development. Positively impacts on indicators 1,2,6 and 7 (impacts very positively on indicators 2 and 6).</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.82 Aylburton Business Park

The consolidation and expansion of the Aylburton Business Park will be supported.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy seeks provision of employment use, which could be in the form of community services/facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy.                        |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                       |



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|---|---|--|
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 3 &amp; 5 (5 in particular) being very positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Remove ‘and expansion’ from policy.</li> </ul> |   |  |

## Policy LP.83 Land off Ryelands Road Bream

Land off Ryelands Road is allocated for 15 dwellings on about 0.68ha including the current committed site for nine.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks housing which will meet local needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A very positive policy on indicator 2 and positive impact on indicator 1. Neutral impacts on all other indicators dependent on the proposed development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

### Policy LP.84 Land at Rugby Club Bream

Land at the Rugby Club, High street is identified for up to 12 dwellings or in accord with the past permission to provide new dwellings and the replacement of the Rugby Club- this allocation must include the replacement of the club building and facilities required in connection with it in addition to any dwellings.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | Policy seeks replacement of the Rugby Club, which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 12 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | Policy seeks replacement of the Rugby Club and facilities, which is a recreation, community and leisure facility.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | +      | Policy seeks replacement of the Rugby Club and facilities, which is could help boost the local economy.  |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|--|
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mixture of positive and neutral impact on indicators depending on the proposed development. Positively impacts on indicators 1-3 (very positively) &amp; 5 with all other indicators being neutrally impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.85 Land at Lydney Road, Bream

Land at Lydney Road is allocated for about 45 dwellings (1.5ha approx). This site must ensure it does not have an adverse impact on the nearby bat SAC. Its main access will be from the main road but pedestrian access to Highbury Road should be provided partly to ensure good access to the school and village centre.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy requires pedestrian access to Highbury Road, which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 45 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Whilst the policy is not specific to this issue, it does require pedestrian access to Highbury Road to ensure good access to the school and village centre.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++     | Policy requires the site to ensure it does not have an adverse impact on the nearby bat SAC.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|---|
| sustainable water resources management.   |   |   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy requires pedestrian access to Highbury Road to ensure good access to the school and village centre, which supports active travel and helps achieve net zero. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> A policy with a mixture of positive and neutral impact on indicators depending on the proposed development. Positively impacts on indicators 2 &amp; 7 (very positively) &amp; 1,3 &amp; 10, with all other indicators being neutrally impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |   |

## Policy LP.86 Drybrook Farm, Drybrook and to the Rear of High Street Drybrook

About 5ha of land adjoining Drybrook Farm, Drybrook and to the rear of High Street is allocated for approximately 97 dwellings and for associated landscaping. The site should provide pedestrian access to the development recently completed to the northeast and directly to High Street while vehicle access is likely to close to the former Drybrook Farm buildings which are part of the allocation. The development of the site will need to take full account of and be compatible with the protection of the nearby bat SAC and its areas of influence.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy requires pedestrian access to the High Street, which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 97 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Policy is not specific to this issue, however, the policy requires pedestrian access to the High Street, which would provide access to nearby community services.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | ++     | Policy requires landscaping and full protection of the bat SAC and areas of influence.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++     | Policy requires landscaping and full protection of the bat SAC and areas of influence.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |



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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | + | Policy requires pedestrian access to the High Street, which benefits health and wellbeing. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.           |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.           |
| <p><b>Overall Impact:</b> Mixed impact. The policy has a positive impact on indicators 1, 3 and 10 with very positive impacts on indicators 2, 6 and 6. All other indicators being neutrally impacted upon, depending on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Insert space between ‘97 dwellings’ in policy.</li> <li>• Add more detail ‘needs to be suitably landscaped and encourage pedestrian/public space’ and ‘in the development of housing, consideration has to be had for development of community space’</li> </ul> |   |  |

## Policy LP.87 Land at Over Old Road, Hartpury

The following sites are identified for development at Hartpury:

Land (1.5ha) at Over Old Road is allocated for about 26 new dwellings and landscaping/ open space.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +      | Policy seeks open space, which benefits health and wellbeing.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 26 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +      | Policy seeks open space.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +      | Policy seeks landscaping.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|--|
| sustainable water resources management.   |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. The policy has a positive impact on indicators 1, 2 (very positive), 3 and 6 with all other indicators being neutrally impacted upon, depending on the development.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

### Policy LP.88 Land south of Broad Street, Hartpury

Land (2.6ha) south of Broad Street is allocated for about 40 new dwellings and about 0.6ha open space.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy is not specific to this issue, however, the policy seeks provision of open space, which could have health and wellbeing benefits.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 40 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy is not specific to this issue, however, the policy seeks provision of open space, which provides recreational facilities.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +             | Policy is not specific to this issue, however, the policy seeks provision of open space, which could provide habitat for biodiversity.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. A very positive policy particularly in terms of indicator 2 and positive impacts on indicators 1, 3 and 8.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.89 Hartpury University and College

Within the area identified, proposals for the further development of the university/ college for educational purposes and uses ancillary to those will be supported where they are in accord with an agreed strategic development and landscape masterplan. This will ensure that the landscape is protected and enhanced in a manner that allows the continued development of the university/ college. It will be required to identify general areas that are not considered suitable for buildings showing areas where the local landscape qualities are to be enhanced as development proceeds. It needs to demonstrate how the setting of Hartpury House itself will be protected and enhanced and how transport connections can support sustainable travel.

| Subject              | Requirements  |
|----------------------|---|
| Access for vehicles  | From A 417 and then existing minor road using existing roads or revised circulation as agreed- to be improved as necessary.   |
| Access connections   | Via current network within site to main access. Using a variety of means which reduce reliance on private cars.   |
| Open spaces          | Incidental to design according to development proposed.   |
| Landscaping          | To be compatible with landscape strategy, dependant on development proposed.  |
| Features on site     | Hartpury House (Listed II*), its setting, Garden and former landscaped parkland to be enhanced through delivery of landscape strategy and as part of implementation of planning proposals |
| Special requirements | Development should accord with an agreed masterplan/ landscape strategy. A strategic approach is required for protected species incorporating enhancements to the wider land holding.     |

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health. | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development, particularly is any future application includes student accommodation. |

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|---|----|--|
| sustainably constructed and affordable home.  |    |  |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++ | The policy focuses on the development of the university/college which is also a community service as well as providing high-end sporting facilities.   |
| 4. To facilitate the development of academic and vocational skills.   | ++ | The policy focuses on the development of the university/college for educational purposes.  |
| 5. To create a more vibrant and sustainable local economy.  | +  | The policy is not specific to this issue, however, educational establishments of this scale will also have a beneficial impact on the local economy in terms of students spending money locally. |
| 6. To protect and enhance the landscape.  | ++ | Garden to listed 2* house and parkland Landscape strategy and masterplan. Local landscape qualities are to be enhanced as development proceeds.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +  | The policy requires a strategic approach to protect species.   |
| 8. To maintain and improve air quality.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | +  | The policy requires sustainable transport connections, using a variety of means which reduce reliance on private cars.   |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 12. To safeguard historical and cultural assets   | +  | The policy highlights the need to protect and enhance the setting of listed Hartpury House.  |
| <b>Overall Impact:</b> Overall a very positive policy particularly in terms of indicators 3-6 as well as 5,7,10 and 12. Neutral impacts on indicators 1,2,8,9 and 11, with some also depending on the development itself. Hartpury University/College is an important educational establishment |    |  |

in the District which should be supported for further development, however, the policy successfully recognises the importance of the heritage assets and the landscape in which it sits in.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward.



## Policy LP.90 Sutton Road Littledean

About 1.2ha of land east of Sutton Road Littledean is allocated for 36 dwellings. Development must demonstrate it has no adverse impact on the nearby bat SAC and the wildlife it supports. A pedestrian link through the nearby open space to the north of the allocation should be provided along with direct access onto the footpath on the southern boundary of the allocation.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy expects access a pedestrian link through to the nearby open space and direct access onto the footpath network, which benefits health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 36 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Policy demands that the development has no adverse impacts on the nearby bat SAC and the wildlife it supports.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|---|
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | + | Policy expects access a pedestrian link through to the nearby open space and direct access onto the footpath network, which encourages active travel and a reduction in carbon emissions. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| <p><b>Overall Impact:</b> Mixed impact. A positive policy in terms of indicator 1 and 10 and very positive in terms of indicators 2 and 7. Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Add cycle access.</li> </ul> |   |   |

## Policy LP.91 Beech Way, Littledean

About 0.84 ha adjoining Beech Way is allocated for 17 mixed tenure dwellings in close accord with the current permission

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 26 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|--|
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Overall neutral impact, but this is possibly because the site already has planning permission and therefore the policy has not gone into detail on other matters than the number of dwellings. Therefore a very positive impact on indicator 2 with neutral impacts on all other indicators, depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Could expand on policy with regards to water, landscape, ecology (however, it is noted there is already permission on the site).</li> </ul> |   |  |

## Policy LP.92 Former Wye Garage

As site of 0.9ha is allocated for approximately 26 dwellings at the former Wye Garage, to be developed as the current planning permission.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 26 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|--|
| sustainable water resources management.   |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Overall neutral impact, but this is possibly because the site already has planning permission and therefore the policy has not gone into detail on other matters than the number of dwellings. Therefore a very positive impact on indicator 2 with neutral impacts on all other indicators, depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Could expand on policy with regards to water, landscape, ecology (however, it is noted there is already permission on the site).</li> </ul> |   |  |

## Policy LP.93 Land off Carisbrook Road

8.5ha off Carisbrook Road is identified for about 180 dwellings and open space/ GI. development must be able to demonstrate no adverse impacts on the nearby protected nature conservation sites

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | +             | Policy requires open space and GI, both of which can have benefits for health and wellbeing.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 180, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.                                |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | +             | Policy is not specific to this issue, however, it requires open space and GI, both of which can have benefits for the protection and enhancement of the landscape.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++            | Policy requires open space and GI, both of which can have benefits for biodiversity, flora and fauna. Furthermore, policy requires the demonstration of no adverse impacts on the nearby protection nature conservation sites. |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|--|
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Policy is concerned with protecting the church and Conservation Area from harm.  |
| <p><b>Overall Impact:</b> Mixed impact. Impacts positively upon indicators 1,2,6 and 7. Neutral impacts on all other indicators depending on development. No negative impacts.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Typo - Capital letter on 'Development'</li> <li>• Typo – Full stop at end of paragraph.</li> </ul> |   |  |



## Policy LP.94 St Michaels and High St

Sites at St Michaels and High St is identified for about 9 and 10 dwellings respectively. One is within the Conservation Area and the other (St Michaels Way) close by and within the wider setting of the church and must be developed in a manner that protect these assets from harm.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 9 and 10 dwellings respectively, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.  |    |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | ++ | Policy is concerned with protecting the church and Conservation Area from harm.  |
| <p><b>Overall Impact:</b> Mainly a neutral impact with the main positive impacts being on indicators 2 and 12 (housing which protects the heritage assets). All other indicators being impacted upon in a neutral manner, dependent on the development.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |    |  |

## Policy LP.95 Land at Vantage Point, Mitcheldean

Land at Vantage Point (approximately 29ha) will be protected for employment generating uses.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy seeks provision of employment use, which will could be in the form of community services/facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy.                             |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |

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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 3 &amp; 5 (5 in particular) being very positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.96 Land to the North of Newnham

8.1ha to the north of Newnham is allocated for about 150 new dwellings and about 4ha of undeveloped space.

The open space shall include GI, areas required for BNG and any measures required to provide for the needs of bats which may use the site. It is likely to need additional planting, reinforced or new hedgerows along with strategic and more local landscaping as well as any recreational space that may be necessary or proposed.

| SA Objective/Indicator:   | Impact | Commentary  |
|---|--------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | ++     | Policy expects 4ha of undeveloped space and recreational space, which benefits health and wellbeing.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 150 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++     | Policy expects 4ha of undeveloped space and recreational space.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | ++     | The policy highlights need for additional planting, reinforced/new hedgerows, GI and strategic and more local landscaping.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | ++     | The policy highlights the requirement to provide for bats using the site and providing additional planting, GI and areas for BNG.   |
| 8. To maintain and improve air quality.   | +      | Policy expects 4ha of undeveloped space and recreational space, which benefits air quality.   |

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| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. Policy impacts very positively on indicators 1-3 and 6-7, as well as being positive for indicator 8. Neutral impacts on indicators 4-5 and 9-12, with some also depending on the development itself.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.97 Former Victoria Hotel, Newnham on Severn

0.35 ha including the former Victoria Hotel is allocated for housing, including the conversion of the Listed Building and an element of new build compatible with it and the character of the Conservation Area.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of housing. The construction methods are dependent on development and according with other LP policies/guidance.   |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact - The policy includes the loss of the hotel use, however, it is noted that the hotel has not been in use for many years and is in disrepair, which is problematic given it is a listed building. Therefore if conversion for housing encourages the preservation of the Listed Building. |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                   |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development.                   |
| 12. To safeguard historical and cultural assets  | + | Policy requires that development is compatible with the Conservation Area and the Listed Building. |
| <p><b>Overall Impact:</b> Mainly neutral impacts (depending on development) but impacting positively on indicators 2 and 12.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |



## Policy LP.98 High Street Newnham on Severn

**Areas identified on the policies map along the High Street frontage and within the Conservation Area should pay particular attention to the conservation of the following features in addition to those normally required:**

proposals for development along the High Street within the area defined on the policies map must pay particular attention to their design and form and ensure that they make a positive contribution to the appearance and function of the area. They should reflect the general uniformity and respect the clearly defined relatively large burgage plots and other key characteristics of the buildings- especially window styles, materials and proportions.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary<br/>Possible Changes to the draft policy/mitigation</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.  |

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| 8. To maintain and improve air quality.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0  | Neutral impact – policy is not specific to this issue. Dependent on development.  |
| 12. To safeguard historical and cultural assets  | ++ | Policy requires that development should pay particular attention to the CA, including design and form and make a positive contribution to the appearance of the area. |
| <p><b>Overall Impact:</b> Generally a neutral impact, and this is because the Policy is general to any potential future development on the High Street in Newnham which is a sensitive area in terms of design and heritage. The policy does not support neither housing nor employment, but seeks to protect the High Street in general. Therefore most of the impacts on the indicators will depend on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> <li>• Typo – Turn <b>bold</b> text to normal text and use capital letter for ‘Proposals’</li> </ul> |    |   |

## Policy LP.99 The Miners Arms, Sling

0.6ha approx adjoining The Miners Arms is allocated for about 20 dwellings.

The allocation is close to the bat SAC and will need to demonstrate it can proceed without adverse effects.

| SA Objective/Indicator:   | Impact | Commentary   |
|---|--------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++     | Policy seeks provision of approximately 20 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | +      | Policy expects development to not adversely affect the close-by bat SAC.   |
| 8. To maintain and improve air quality.   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0      | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|---|---|--|
| sustainable water resources management.   |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 2 (very positive) &amp; 7 being positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.100 Land at New Dunn Business Park, Sling

Land at new Dunn Business Park will be identified for continued employment generating use.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>   |
|---|---------------|---|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 3. To provide accessible community services, recreation and leisure facilities.   | +             | Policy seeks provision of employment use, which will could be in the form of community services/facilities. |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 5. To create a more vibrant and sustainable local economy.  | ++            | Policy seeks provision of employment use, which will support the local economy.                             |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.                            |

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|--|---|--|
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicators 3 &amp; 5 (in particular) being very positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.101 Whitecroft Road

3.4ha on Whitecroft Road is allocated for about 70 dwellings and employment use, using existing accommodation or in new purpose built space.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 50 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | ++            | Policy seeks provision of employment use, which could provide community services, depending on the development.  |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | +             | Policy seeks provision of employment use, which will support the local economy.  |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

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|--|---|--|
| sustainable water resources management.  |   |  |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets  | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> Mixed impact. Impacts positively upon indicators 2,3 and 5 (in particular indicators 2 and 5). Neutral impacts on all other indicators with some also depending on the development itself.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |



## Policy LP.102 Homelea Netherend

Land for approximately 12 dwellings is allocated to the rear of Homelea, Netherend.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy seeks provision of approximately 12 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. |
| 3. To provide accessible community services, recreation and leisure facilities.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 4. To facilitate the development of academic and vocational skills.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 5. To create a more vibrant and sustainable local economy.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 6. To protect and enhance the landscape.  | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 7. To conserve and enhance biodiversity, flora and fauna.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 8. To maintain and improve air quality.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |
| 9. To maintain and improve water quality and to achieve sustainable water resources management.   | 0             | Neutral impact – policy is not specific to this issue. Dependent on development.   |

|   |   |  |
|---|---|--|
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 11. To reduce waste generation and achieve sustainable management of waste.   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| 12. To safeguard historical and cultural assets   | 0 | Neutral impact – policy is not specific to this issue. Dependent on development. |
| <p><b>Overall Impact:</b> A policy with a mainly neutral impact on indicators depending on the proposed development. With the exception of indicator 2 being very positively impacted upon.</p> <p><b>Possible Changes to the Draft Policy/Mitigation and Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Take policy forward.</li> </ul> |   |  |

## Policy LP.103 Monitoring

The Policies in the LP will be monitored, principally through the Annual Monitoring Report and local measures that are in place in the manner described summarised in the table below.

The main areas that will be monitored include:

- Serviced employment land provided, and occupied;
- Housing completions by location and type (including delivery of affordable housing, by tenure and location)- overall numbers against the annual requirement and against the numbers allocated to each location
- Implementation of particular housing requirements (eg accessibility)
- Changes on retail floorspace against the policies and any allocations
- Renewable energy installation, use of recycling and waste management
- Section 106 agreements and other infrastructure provision alongside the implementation of development requiring them.

If it appears that the policies are not being effective, the relevant policy or policies will be reviewed and the potential for intervention through modification or other direct action considered.

| <b>SA Objective/Indicator:</b>  | <b>Impact</b> | <b>Commentary</b>  |
|---|---------------|--|
| 1. To improve the health and well being of the populations and reduce inequalities in health.   | 0             | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. | ++            | Policy specifically requests monitoring of this issue.   |

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|---|----|--|
| 3. To provide accessible community services, recreation and leisure facilities.                 | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 4. To facilitate the development of academic and vocational skills.                             | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 5. To create a more vibrant and sustainable local economy.                                      | ++ | Policy specifically requests monitoring of this issue.   |
| 6. To protect and enhance the landscape.  | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 7. To conserve and enhance biodiversity, flora and fauna.                                       | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 8. To maintain and improve air quality.   | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 9. To maintain and improve water quality and to achieve sustainable water resources management. | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |
| 10. To reduce carbon emissions that cause climate change and to achieve net zero.               | ++ | Policy specifically requests monitoring of this issue.   |
| 11. To reduce waste generation and achieve sustainable management of waste.                     | ++ | Policy specifically requests monitoring of this issue.   |
| 12. To safeguard historical and cultural assets   | 0  | Policy is not specific to this issue, but the overall outcomes of monitoring will still provide an overall view of how this indicator is affected. |

**Overall Impact:** Mixed impact, but generally positive or neutral. The policy directly requires monitoring of some of the indicators, whilst the others will be indirectly viewed through the overall monitoring process. Therefore, this policy impacts positively upon indicators 2,5,10 and 11, whilst it has a neutral impact on all the other indicators.

**Possible Changes to the Draft Policy/Mitigation and Recommendations:**

- Take policy forward. A monitoring policy of this kind will be beneficial to understand how each policy is working and whether there needs to be future changes/amendments to the policies to benefit the overall sustainability of development within the District.